PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 5, 2017; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETINGR

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

A. Request ROW17-05 of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement.

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

III. Secretary's Report

A. Approve minutes of the 08-01-17 regular meeting

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

i. Case No. REZ17-05: Request of Steven and Merideth Hirsch for the rezoning of 0.65 acre (28,340 sqft), more or less, of real property located at the 5135 Marquette Street (south of West 53rd Street and east of Marquette Street) from R-1 Low Density Dwelling District to R-3 PUD Planned Unit Development to facilitate development of multiple residences; two 2-unit buildings. **This case remains tabled (no action necessary).**

B. New Business

i. Case No. REZ17-06: Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acres located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant.

ii. Case No. FDP17-07: Request of Legacy Design Group on behalf of My Place Hotel for a PDD Final Development Plan on 1.5 acres, more or less, being Lot 1 of Terrace Ridge Park 8th Addition located west of Utica Ridge Road and north of Crow Creek Road.

iii. Case No. REZ17-08: Aaron Christopher on behalf of Palmer College of Chiropractic to rezone 38.65 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-O” Office-Shop District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District.

VI. Subdivision Activity

A. Old Business

i. Request F17-14 for a Final plat of Falcon Pointe First Addition, being a replat of Lot 3 of Eagle’s Crest First Addition, located south of West Locust Street and west of Emerald Drive, containing 39 residential lots and 1 outlot on 23.3 acres, more or less. Revised location for detention.

B. New Business

VII. Future Business

A. Case No. SNC17-01: Request of the City of Davenport - Public Works Department to change the name of a segment of of Forest Grove Drive/Forrest Grove Drive/Forest Grove Road located east of Utica Ridge Road abutting Fry's 1st Addition to Forest Grove Court.

B. Case No. SNC17-02: Request of the City of Davenport - Public Works Department to change the name of a segment of Veterans Memorial Parkway (old E 67th St) located west of Utica Ridge Road abutting Walsh Pointe Third Addition to East 67th Court.

C. Case No. F17-17: Final plat of Richard Pierce Second Subdivision, being a replat of Lot 1 of Richard Pierce Subdivision, located north of Telegraph Road and east of Vermont Avenue (405 N Vermont Ave) containing three (3) agricultural lots.

D. Case No. ROW17-07: Request of the City of Davenport for the right-of-way vacation (abandonment) of 10,370 more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court.

VIII. Communications

IX. Other Business

A. Time open for citizens wishing to address the Commission on matters <u>not on the established agenda.</u>

B. Information Only: Updated plan goals, local hazard scoring and revised action items for inclusion in the update to the Scott County Multi-Jurisdictional Hazard Mitigation Plan

X. Adjourn

A.

- Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.
- Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.
- A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.

Next Public Hearing/Regular Plan & Zoning Meeting:
Monday, September 19, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn, 888-2286 **9/5/2017**

Subject:

PUBLIC HEARING AGENDA

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/31/2017 - 4:21 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-2286 **9/5/2017**

Subject:
Request ROW17-05 of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement.

ATTACHMENTS:

Type	Description
Cover Memo	ROW17-05 - Genesis Easemant Vacation

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/31/2017 - 3:25 PM

City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

Meeting Date: September 5, 2017
Request: Sanitary Sewer Easement/Right-of-way vacation (abandonment)
Location: 3200 W Kimberly Rd
Case No.: ROW17-05
Applicant: Genesis Health System

Recommendation:

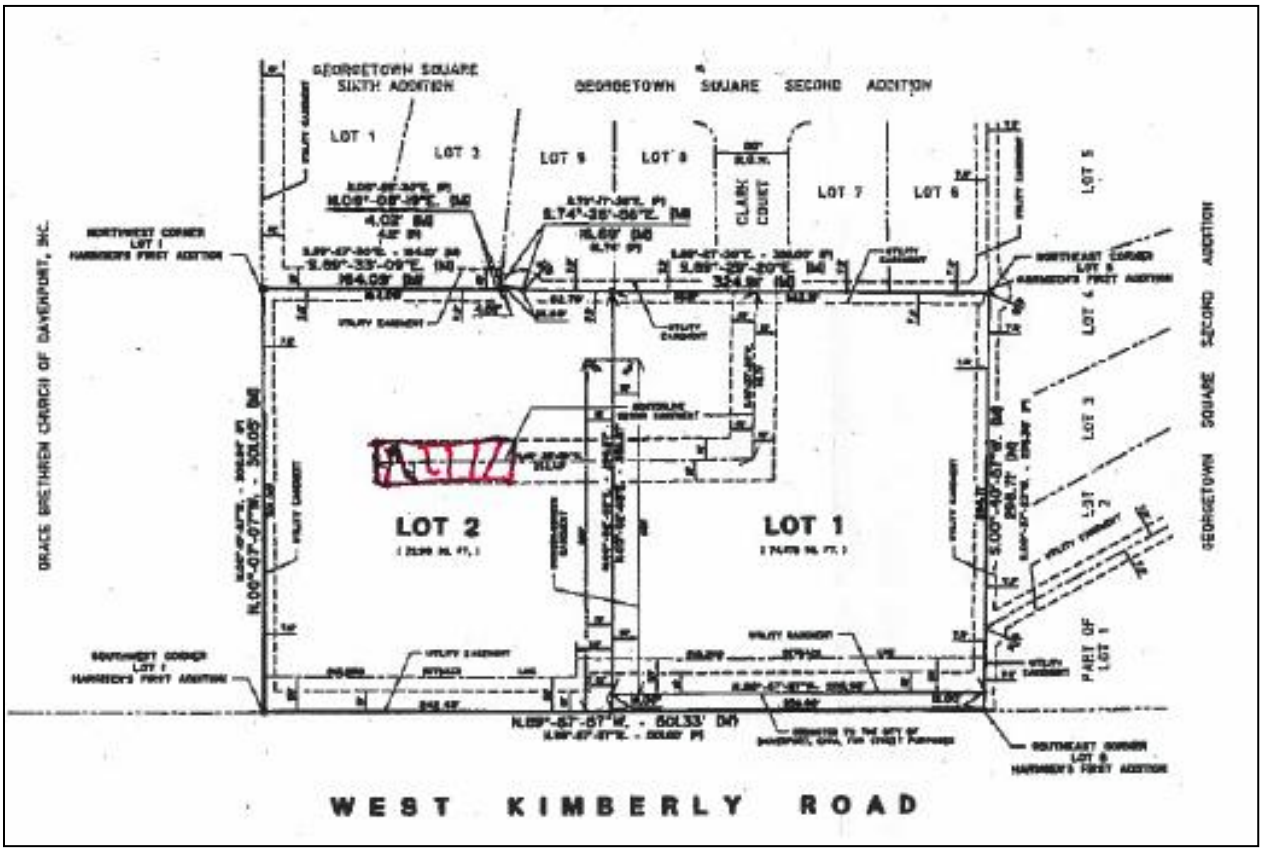
Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case ROW17-05 to the City Council with a recommendation for approval subject to the listed conditions.

Description:

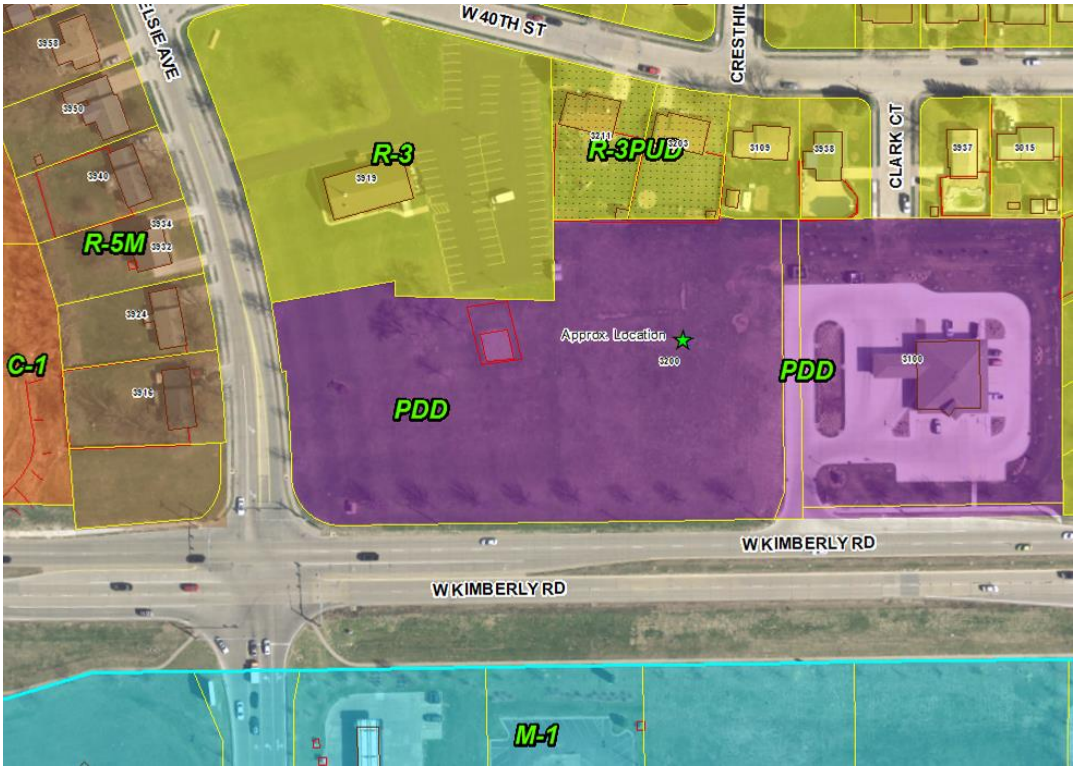
Case No. ROW17-05: Request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement.

Background:

LOCATION:



Zoning:



"PDD" Planned Development District, "R-3" Moderate Density Dwelling District, "C-2" General Commercial District, "M-1" Light Industrial District

Comprehensive Plan:

Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Technical Review:
Comments from Engineering are as follows:

1. An excavation permit is to be acquired for the sewer work, inspection by Public Works is necessary.
2. The new manhole is to be constructed a minimum of 20' clear of the building, it is currently shown at 10'.
3. The City Sewer Division is to be contacted for first rights to the old manhole frame and cover.
4. While removing the existing manhole and sewer the contractor is responsible for verification that there are no existing connections which may need relocation.

Public Input:
Notices have been sent to properties within 200 feet of the proposed easement/right-of-way vacation. None have been returned at the time this report was written.

<u>Discussion:</u>

Genesis Health System is petitioning to vacate sanitary sewer easement/right-of-way to facilitate a medical building which will be built over the vacated easement.

Staff Recommendation
Findings:
1. The proposed right of way vacation would not impact adjacent property owners.

Staff recommends the City Plan and Zoning Commission forward Case No. ROW17-02 to the City Council with a recommendation for approval subject to the following conditions:

1. An excavation permit is to be acquired for the sewer work, inspection by Public Works is necessary.
2. The new manhole is to be constructed a minimum of 20′ clear of the building, it is currently shown at 10′.
3. The City Sewer Division is to be contacted for first rights to the old manhole frame and cover.
4. While removing the existing manhole and sewer the contractor is responsible for verification that there are no existing connections which may need relocation.

Prepared by:

Scott Koops

Scott Koops, AICP, Planner II

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn, 888-2286 **8/15/2017**

Subject:
Approve minutes of the 08-01-17 regular meeting

ATTACHMENTS:

Type	Description
Resolution Letter	Minutes 08-01-17 regular meeting

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/28/2017 - 12:12 PM

CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA

TUESDAY AUGUST 01, 2017 ● 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA

MINUTES

By this reference all reports, documents, presentations and the meeting video record are made a part of the minutes.

PUBLIC HEARING AGENDA

The public hearing was opened at 5:00 P.M. and the following public hearings were held:

OLD BUSINESS –

NEW BUSINESS –

- **Case No. REZ17-06**: Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant.
- **Case No. REZ17-07**: Request of TWG Development LLC for the rezoning of 1.90 acres of real property located at 902 West 4th Street from "M-1" Light Industrial District to "C-4" Central Business District to facilitate residential (multi-family) development.
- **Case No. REZ17-08**: Request of Studio 483 Architects on behalf of Palmer College of Chiropractic to rezone 38.65 acres generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" and "R-6M" Moderate and High Density Dwelling Districts respectively; "C-O", "C-1" and "C-2" Office-Shop, Neighborhood Shopping and General Commercial Districts respectively; and "M-1" Light Industrial District to "PID" Planned Institutional District.

Next Public Hearing:

Tuesday, August 15, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

The regular meeting was called to order at 6:40 P.M., following the public hearing.

I. Roll Call of the Membership

Present: Connell, Hepner, Inghram, Kelling, Lammers, Maness, Martinez, Medd, Quinn, Reinartz and Tallman
Excused: None
Absent: None
Staff: Flynn, Heyer, Koops, Leabhart, Statz and Wille.

II. Report of the City Council Activity

III. Secretary's Report (July 18, 2017 meeting minutes)

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business –

1. **Case No. REZ17-05:** Request of Steven and Merideth Hirsch for the rezoning of 0.65 acre (28,340 sqft), more or less, of real property located at the 5135 Marquette Street (south of West 53rd Street and east of Marquette Street) from R-1 Low Density Dwelling District to R-3 PUD Planned Unit Development to facilitate development of multiple residences; two 2-unit buildings.

   Staff recommends that the request be tabled indefinitely until the petitioner supplies a site plan as required. Staff will move the item forward at that time.

   On a motion by Tallman, seconded by Medd, to table the request indefinitely was unanimously approved: 9-yes, 0-no and 0-abstention.

B. New Business -

1. **Case No. FDP17-05**: Request by MLI Real Estate Group, LLC, for a final development plan for a new free-standing restaurant at property located at 902 W Kimberly Road. (Village Shopping Center).

   Staff recommends the Plan and Zoning Commission forward Case No. FDP17-05 to the City Council for approval, with the following condition:

   1. Site Plan Approval, including review of landscaping and photometric plans, shall be completed prior to issuance of any building or site development permits.

   On a motion by Tallman, seconded by Hepner, to forward Case No. FDP17-05 to the City Council for approval subject to the above condition was unanimously approved: 9-yes, 0-no and 0-abstention.

VI. Subdivision Activity

A. Old Business – None

B. New Business –

1. **Case No. ROW17-04**: Request of St. Ambrose University for the rights-of-way vacation (abandonment) of portions of three streets:
   a. Rogalski Drive from the former Ripley Street to the west line of Harrison Street,
   b. West Pleasant Street from the former Ripley Street to the west line of Harrison Street, and
   c. Ripley Street from the north line of Locust Street to the north line of the east-west alley north of Locust Street;

   and three alleys:
   a. the east west alley north of Locust Street between Ripley and Harrison Streets,

b. the north-south alley west of Harrison Street between the north line of the east-west alley north of Locust Street and the south line of Pleasant Street, and
c. the north-south alley west of Harrison Street between the north line of Pleasant Street and the south line of Rogalski Drive.

Findings:

- St Ambrose owns almost all of the surrounding proeprty.
- Eventual integration of the street system into the campus was presumed as has happened in the past

Recommendation:
Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. ROW17-04 to the City Council for approval subject to the following conditions:

1. That an easement be placed on the rights-of-way to maintain, operate, remove, repair, replace, construct, reconstruct, or relocate utility services.
2. That an easement for access be provided to the satisfaction of 2020 Harrison Street (Birthright of Davenport) or its successor.

On a motion by Manes, seconded by Connell, to forward Case No. ROW17-04 to the City Council for approval subject to the above conditions was approved: 8-yes, 1-no (Lammers) and 0-abstention.

2. **Case No. F17-15**: Final Plat of O.R.A. First Addition, located north of Northwest Boulevard between Sturdevant and Division Streets, containing two (2) lots on 8.25 acres.

Findings:
The plat facilitates orderly development with designate detention on lot A (Lot 2).

Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. F17-13 to the City Council for approval subject to the following conditions:

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met.
3. Text “This Plat Prepared For” should be “Owner/Agent”.
4. “Lot 2” should be labeled “Lot A”
5. Lot A (former Lot 2) is to be called out as a detention and drainage easement.
6. The right-of-way along the east side of Division Street should be labeled as “being dedicated for street purposes with this plat” as per the City Development Engineer’s prefer terminology.
7. That two previously established lot corners or two quarter corners are shown on the plat and that there are descriptions for them containing which lot corner or quarter corner they are. They plat needs to be tied to these two monuments.

On a motion by Maness, seconded by Connell, to forward Case No. F17-15 to the City Council for approval subject to the above conditions was unanimously approved: 9-yes, 0-no and 0-abstention.

VII. Other Business – 2016-2nd Quarter Development Report & Fiscal Year FY2017 Development Report

VIII. Future Business – Preview of items for the *August 15th* public hearing and/or regular meeting *(note-not all items to be heard may be listed)*:

VIII. Communications (Time open for citizens wishing to address the Commission on matters *not on the established agenda*)

IX. Adjourn – The meeting was adjourned at 7:07 P.M.

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.*
- *Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.*
- *A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.*

Next Public Hearing/Regular Plan & Zoning Meeting:
***Monday*, August 15, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.**

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn, 888-2286 **8/15/2017**

Subject:
Case No. REZ17-05: Request of Steven and Merideth Hirsch for the rezoning of 0.65 acre (28,340 sqft), more or less, of real property located at the 5135 Marquette Street (south of West 53rd Street and east of Marquette Street) from R-1 Low Density Dwelling District to R-3 PUD Planned Unit Development to facilitate development of multiple residences; two 2-unit buildings. **This case remains tabled (no action necessary).**

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/28/2017 - 11:58 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn, 888-2286 **8/15/2017**

Subject:
Case No. REZ17-06: Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acres located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant.

ATTACHMENTS:

Type	Description
Resolution Letter	REZ17-06 SR
Backup Material	REZ17-06 Background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/28/2017 - 12:00 PM

City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

Meeting Date: **August 15, 2016**
Request: **Remove conditions City Ordinance 1999-569**
Address: **1616 W Kimberly Rd & 3910 Sturdevant St**
Case No.: **REZ17-06**
Applicant: **David A Parochetti dba David A Parochetti Revocable Trust**

Recommendation:

Staff recommends the conditions be removed from City Ordinance No. 99-569 as they relate to the proposed development and that the proposed development be subject to the listed conditions.

Introduction:

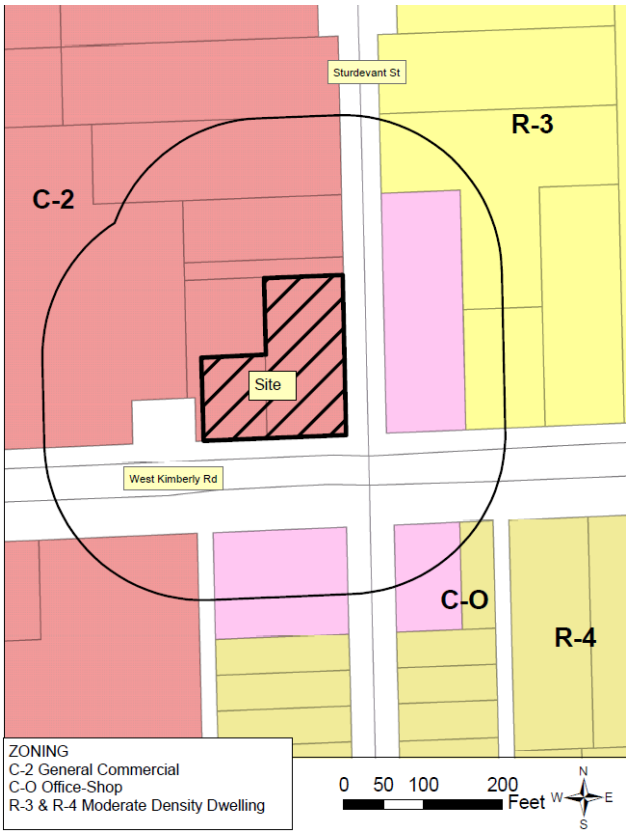
Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant (Taco Bell).

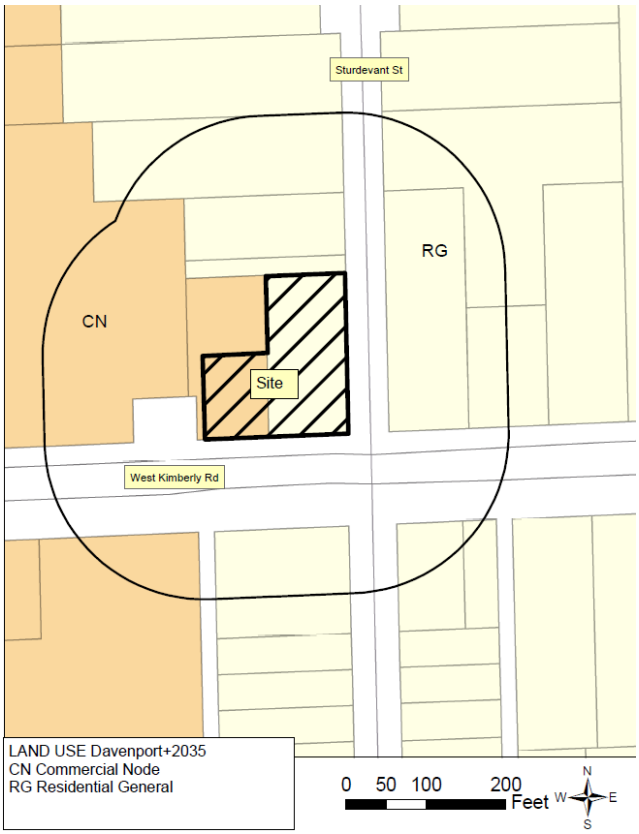
There are two options for staff's review:
Review the request for the removal of conditions separately and since the "C-2" zoning is in place relegate the review of the proposed use to the site plan review process.
However a use has been proposed and is driving the request to remove the conditions therefore the two are reviewed in tandem.

AREA CHARACTERISTICS:

Aerial

Zoning Map
Land Use





<u>Background:</u>
Comprehensive Plan:
Within Existing Urban Service Area: Yes
Within Urban Service Boundary +2035: Yes

Future Land Use Designation:
Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, *with the exception along edges and transition areas, where higher intensity may be considered*. *(italics added)*
Commercial Node (CN) – Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and customized zoning provisions for new CN areas should occur before development or redevelopment occurs.

Relevant Goals to be considered in this Case:
Identify and reserve land for current and future development – *encourage a full range of development.*

Zoning:
The property is currently zoned "C-2" General Commercial District; the "C-2" district allows a restaurant (including drive-thru) as a permitted use. The request is to remove the conditions of Ordinance 1999-569 and not to change the zoning classification of the property. It is the conditions of the specific ordinance rezoning the property that are of concern to the applicant.

If the conditions are not removed even the building of a single family residence would be required to meet these conditions.

The property was rezoned from "R-3" by City Ordinance 1999-569 in preparation for a Schnucks market development. That development proposed an approximately 63,000 square foot grocery store plus an additional 18,000 square feet of retail space. The proposed restaurant is approximately 3,000 square feet in area.

Technical Review:

Streets. The property is located at the northwest intersection of West Kimberly Road and Sturdevant Street. (*Please refer to the Traffic Engineers memorandum in the attachments*)

- Access: Access would be from the easternmost shared driveway point on Kimberly Road and a new proposed access across from the northerly dental office driveway. The Kimberly Road access is a shared access with the Kwik Star and the auto repair shop. This access is limited by a median to right-in and right-out turning movements. The access onto Sturdevant Street will allow for right and left turns as does the Sturdevant intersection with Kimberly Road. The Sturdevant access point is directly related to the existing commercial zoning on both sides of Sturdevant. Both of these access points are acceptable to the City's Traffic Engineer with the Sturdevant access approximately 175 feet from Kimberly Road. Note: the Schnucks access was located 300 feet north of Kimberly.
- Crash data: Accident reports indicate five crashes in five years related to this intersection with only one related to a driver southbound on Sturdevant striking a driver on Kimberly. The other four were drivers entering Kimberly from the south and hitting a driver on Kimberly.
- Traffic volume: Traffic counts for Sturdevant are not available. Traffic counts for the intersection will be taken after the Division and Kimberly intersection improvements are complete (proposed for October) since current conditions (construction) would not reflect normal traffic movement at this intersection. It is likely that peak times for traffic coincide with school pick-up and drop-off times. According to customer counts at a comparable restaurant site, the school peak times coincide with lower restaurant volumes.
- Improvements: The City is proposing some changes to improve traffic flow on Sturdevant:
    - Parking would be removed on the west side of Sturdevant to 300 feet north of Kimberly;
    - Painted lane and centerline near the intersection to separate southbound traffic on Sturdevant;
    - New traffic counts will be used to determine if the criteria have been met for signalization (the Taco Bell proposed counts will also be used)

Storm Water. Stormwater infrastructure is located in Kimberly Road. With an impervious surface over 10,000 square feet stormwater retention (water quality) of the first 1.25 inches of rain and detention (water quantity) is required. The parcel contains approximately 28,000 square feet. The required stormwater calculations and retention/detention designs and volumes will need to be submitted and reviewed prior to the start of site work. Additional permits for site work and erosion control are also required.

Sanitary Sewer. Sanitary sewer service is located in Sturdevant Street adjacent to the property (8-inch line). This should be adequate for the proposed use.

Other Utilities. This is an urban area and normal utility services are available.

Emergency Services. The property is located approximately 1-1/4 miles from Fire Stations No. 3 at 3506 Harrison Street.

Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces.

Public Input:
The neighborhood meeting was held July 6th. Concerns raised at the neighborhood meeting dealt with issues related to the proposed development and not the per se removal of conditions restricting development. The development concerns related to traffic on Sturdevant Street, access points, stacking distances, lighting and both storm and sanitary sewers. The public hearing before the Plan and Zoning Commission was held August 1st. Notices were sent to the nine (9) owners of property within 200 feet; four protest from within the notice area and one outside the notice area have been received (*see attachments*).

Discussion:
The property was part of the rezoning to allow for the Schnucks market. The rezoning placed a number of conditions related to traffic improvements, especially related to the Kimberly and Division intersection as well as access restrictions (please refer to the attachment City Ordinance 1990-569). The petitioner is proposing to remove those conditions but is open to new conditions related to the proposed project. Note: The development of the Kwik Star facility was on the land initially zoned "C-2" (old Geifman's site) and not part of the rezoning for the proposed Schnuck's development, therefore those conditions were not applied to the Kwik Star development.

The petitioner's request is to remove the conditions of City Ordinance 99-569 from the property to facilitate development of a portion of the property to which the conditions apply. Since the development of a major grocery store or any large retail use on the property is now a moot point, the removal of the conditions should occur. Note: The zoning of a property does not automatically revert if a development does not happen; for that to occur an overt action to rezone (downzone) the property by the owner or possibly by the City must occur.

Most of the concerns raised by neighbors are related to traffic issues. These have been reviewed by the Traffic Engineer and his comments are incorporated in the technical review portion of the report as well as being an attachment. The use of full downcast luminaires as well as LED lighting should suffice to limit concerns site lighting.

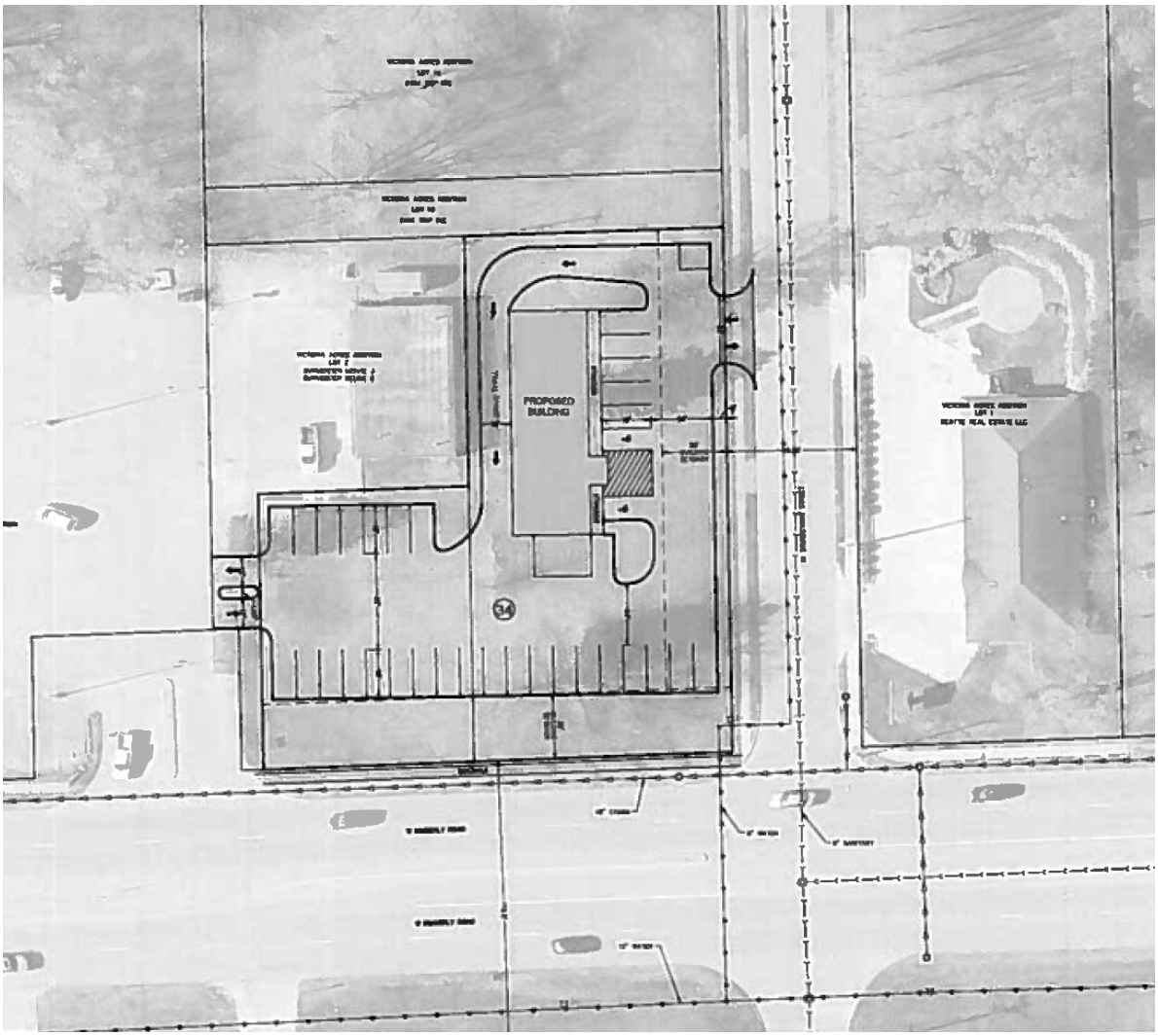
The City should revisit the need for the extent of commercial zoning in the area.

Staff Recommendation:
Findings:
The reason for the ordinance conditions is no longer in place and refers to property not under the petitioner's control.
The City proposed improvements should reduce the perceived traffic concerns at this intersection.

Recommendation:
Staff recommends the Plan and Zoning Commission forward Case No. REZ17-06 to the City Council for approval subject to the following conditions:

1. That the conditions be removed from City Ordinance No. 99-569 as they relate to the proposed development;
2. That downcast luminaries and LED lighting be used;
3. That if the proposed development causes the need for signalization the developer will pay for one-fourth (25%) of the cost;
4. That the City make the intersection improvements as proposed in the email from Gary Statz dated August 09, 2017 as follws:
    - Parking be removed on the west side of Sturdevant to 300 feet north of Kimberly;
    - Add a painted lane and centerline near the intersection to separate southbound traffic on Sturdevant;
    - New traffic counts be used to determine if the criteria have been met for signalization (the Taco Bell proposed counts will also be used) (see condition No.3)

Prepared by:
Wayne Wille, CFM - Planner II
Community Planning Division



Concept Plan

From:	Statz, Gary
To:	Wille, Wayne
Cc:	Leabhart, Tom
Subject:	Taco Bell traffic
Date:	Wednesday, August 09, 2017 4:24:46 PM

Wayne,
Here are some comments I have about the Taco Bell site. If you have any questions or want me to add/remove anything, please let me know.
The proposed Taco Bell site at the northwest corner of Kimberly Rd and Sturdevant St shows two access points. One of them is a shared access with Kwik Star and the other is near the north lot line on Sturdevant, across from the entrance to the dentist office. These are acceptable locations because they are as far away from the intersection as possible. The access point on Kimberly is right-in, right-out because of the median on Kimberly Road. The access point on Sturdevant will be for ingress and egress and is located approximately 175 feet from Kimberly Road. I do not expect this access point to have any effect on traffic near Kimberly and Sturdevant.
We do not have traffic volumes from Sturdevant and to do so now would not be representative of a normal day because of the construction project at Division and Kimberly. We will take traffic counts on Sturdevant soon after that project is finished so that we have a baseline for what a normal day looks like there. According the DOT, the traffic volume on Kimberly Road that passes this site is 20,400 vehicles per day. The peak hour is from 4:00 PM to 5:00 PM when 1750 vehicles pass the site from both directions combined on Kimberly. The peak hour on Division Street north of Kimberly has 1230 vehicles. Transaction counts from a comparable Taco Bell were provided and I am assuming that those numbers correlate to the number of vehicles entering the site, even though the number of orders has to be a little higher than the number of vehicles. The count on a recent Friday, which is typically the busiest day of the week, was 631. The average day has a volume of 542. The peak time period is during lunch with 192 vehicles on that Friday between 11 AM and 2 PM. This equates to 1 vehicle every 56 seconds. The next peak is the dinner time with traffic averaging 1 vehicle every 1:23.
Although I don't have traffic counts on Sturdevant, it is probably safe to say that its peaks coincide with school pickup and drop-off time at JFK Catholic School. Their day is from 7:45 AM to 3:00 PM. These two times coincide with the slower times at Taco Bell. Taco Bell is open for breakfast, but the traffic count showed only 11 transactions between 5 – 8 AM on that Friday. Even if all of those were during the school drop-off period of 7:30 – 8:00 AM, that would only be one car every 3 minutes. The Taco Bell volume between 2 – 5 PM, which would be during the school pickup times, had 95 transactions. This equates to about 1 car every 2 minutes. These volumes from Taco Bell are very low during the peak school times, so I do not see a concern with school and restaurant traffic combining to cause any problems.
Crash data was collected for the intersection of Kimberly and Sturdevant. There were 5 crashes in the intersection between cars on Sturdevant and on Kimberly during the past 5 years. Four of the crashes involved a driver going northbound on Sturdevant and hitting someone on Kimberly. Only 1 crash was caused by someone going southbound on Kimberly. There were numerous other crashes in this area that were mostly rear-end crashes on Kimberly and were unrelated to the intersection. So traffic coming from the north leg of the intersection, which is applicable to this proposed site, has caused only 1 crash in 5 years.
I am proposing some changes to the roadway. The parking along the west side needs to be

removed from Kimberly to a point about 300 feet north of Kimberly. The road will seem congested if cars are parked on both sides of the street. This can be accomplished with an ordinance change. We should also paint a lane line and centerline near the intersection so southbound traffic can split into two lanes closer to Kimberly. City forces can easily do this work and there is no need for the petitioner to complete this. There is also the issue of a potential traffic signal at Sturdevant. Division and Sturdevant are 875 feet apart, so a traffic signal could be located there. When we take traffic counts after the Division Street construction is complete, we will know how close the traffic volumes are to meeting the criteria for signalization. I propose that if the current traffic volumes are short of signalization criteria and the Taco Bell puts us over the threshold for signalization, then the petitioner shall pay the proportion of Sturdevant traffic exiting onto Kimberly that necessitated the signalization. City staff will conduct all of the traffic counts and traffic signals will be installed only if the warrants in the Manual on Uniform Traffic Control Devices are met. The City will design and construct the signals and the petitioner would simply have to pay a percentage of the construction costs based on the traffic generated by the site.

Overall, I do not see a big impact to the surrounding neighborhoods. Most of the traffic will be on Kimberly and on Division and some, especially eastbound Kimberly traffic, will enter via Sturdevant. I do not expect a lot of people to cut through the neighborhoods to get to this site unless they live nearby.

Gary Statz, PE
Traffic Engineer
City of Davenport

From:	Fisher, William (Billy)
To:	Wille, Wayne
Cc:	Sim, Nicholas; Kay, Amy
Subject:	RE: Request for comments
Date:	Monday, July 24, 2017 7:27:23 AM
Attachments:	image001.png

They will be required to meet the water quality standards and treat the first 1.25" rain on site.

Thank you,

Billy Fisher, CPMSM
Urban Conservationist
City of Davenport
Ph - 563-888-2107
Fax - 563-327-5182

From: Wille, Wayne
Sent: Thursday, July 13, 2017 4:49 PM
To: Berger, Bruce; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Glessner, Antonio ; Hayman, Michael; Heyer, Brian; Hock, Scott; Jacobsen, Henry; Johnson, Christopher T.; Johnson, Joy ; Jones, Todd; Kay, Amy; Koops, Scott E.; Leabhart, Tom; Longlett, Eric; McGee, Mike; Morris, Kathy; Peterson, Zach; Ralfs, Jacob; Rusnak, Ryan; Schadt, Brian; Scheible, Kurt; Sim, Nicholas; Statz, Gary; Tate, Art; Wille, Wayne
Subject: Request for comments

This item will go for public hearing before the Plan and Zoning Commission on August 1st; please have comments/concerns back to me by Tuesday July 25th. Thank You.

Wayne Wille, CFM - Planner II
Community Planning Division
226 W 4th St – Davenport IA 52801
563-326-6172 - wtw@ci.davenport.ia.us
563-326-7765 – planning@ci.davenport.ia.us

Click here for more information about the Zoning Ordinance Rewrite. Spread the Word!

From:	Leabhart, Tom
To:	Wille, Wayne
Subject:	RE: Request for comments
Date:	Thursday, July 20, 2017 8:44:47 AM
Attachments:	image001.png

Wayne,

I have no comments at this time.

Tom Leabhart, P.E.

Davenport Public Works

563-327-5155

From: Wille, Wayne
Sent: Thursday, July 13, 2017 4:49 PM
To: Berger, Bruce; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Glessner, Antonio ; Hayman, Michael; Heyer, Brian; Hock, Scott; Jacobsen, Henry; Johnson, Christopher T.; Johnson, Joy ; Jones, Todd; Kay, Amy; Koops, Scott E.; Leabhart, Tom; Longlett, Eric; McGee, Mike; Morris, Kathy; Peterson, Zach; Ralfs, Jacob; Rusnak, Ryan; Schadt, Brian; Scheible, Kurt; Sim, Nicholas; Statz, Gary; Tate, Art; Wille, Wayne
Subject: Request for comments

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Wayne Wille, CFM - Planner II
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226 W 4th St – Davenport IA 52801
563-326-6172 - wtw@ci.davenport.ia.us
563-326-7765 – planning@ci.davenport.ia.us

Click here for more information about the Zoning Ordinance Rewrite. Spread the Word!

$16.00 pd 04876-200 ORDINANCE NO. 99-569

ORDINANCE for the rezoning of 4.8 acres, more or less, of real property located north of West Kimberly Road between Division and Sturdevant Streets from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to facilitate retail development. Schnuck Markets, Inc., petitioner.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

SECTION 1. The following described unit of Scott County, Iowa real estate is hereby rezoned from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District - Schnuck Markets, Inc., petitioner. The property has the following legal description:

Part of the Southwest Quarter of the Northeast Quarter of Section 15, Township 78 North, Range 3 East of the 5th P.M. being more particulary described as follows:

Lot 1 (except the South 15.5 feet) of Ken's Addition also known as a replat of Lot 17 of Victory Acres an addition to the City of Davenport, Iowa; and Lot 16 (except the south 15.5 feet), the East 200 feet of Lot 19, Lot 20 (except the West 35 feet), Lot 21, Lot 22, the East 200 feet of Lots 23 and 24, and the West 209.47 feet of Lot 25 all in Victory Acres, an addition to the City of Davenport, Iowa. Combined parcels contain 4.8 acres, more or less.

The rezoning is to facilitate development of a Schnuck's Market. The rezoning is subject to the following special conditions:
1. that the petitioner dedicate 15 feet of right-of-way the length of its Kimberly Road frontage and construct right turn deceleration lanes for all driveways at its sole expense as per City specifications and shall be constructed prior to the issuance of occupancy permits. All Kimberly Road driveways shall also meet Iowa Department of Transportation standards;
2. that the site will be limited to a single driveway on Sturdevant Street (the northernmost). The City of Davenport shall approve the design of said driveway which will be limited to right turn only turning movements for customers leaving the store, said turn lanes shall be constructed prior to the issuance of occupancy permits;
3. that the petitioner contribute $350,000 to be put in an escrow account prior to the issuance of any building permit for the purpose of rebuilding the West Kimberly Road and Division Street intersection. The City would construct the improvements when funding is available for the entire intersection project. The provisions of this condition will be superseded if the petitioner and the City enter into a separate street construction agreement to address the obligations related to the Kimberly-Division intersection;
4. that the petitioner dedicate 10 feet of right-of-way the length of its Division Street frontage;
5. that the development shall be limited to a single driveway access to Division Street (at 40th Street) unless a shared driveway is arranged with the convenience store/service station. Deceleration lanes will not be required on Division Street, however, left turn lanes for driveways shall be required and constructed at the

petitioner's sole expense and shall be completed prior to the issuance of occupancy permits;
6. that the architectural elevations and materials shall be approved by the City of Davenport Plan and Zoning Commission Design Review Committee and shall meet the architectural standards of the "HCOD" Highway Corridor Overlay District ordinance. The architectural design and materials shall be similar to those shown in Exhibit "B";
7. that 5 percent of the project parking area have a permeable surface and be in landscapes peninsulas and islands;
8. that a landscape plan be submitted to and approved by the City of Davenport. The plan shall include berming, landscaping and a six foot privacy fence at the project's rear property line or other location agreed to by Our Lady of Victory Church. Landscape materials shall meet the requirements of the "HCOD" Highway Corridor Overlay District ordinance;
9. that signage shall be limited to two 15 foot monument or ground signs constructed with a masonry base and building mounted signage and that no billboards will be allowed on this site;
10. that a site plan in conformance with the requirements of Chapter 17.56 of the 1995 Davenport Municipal Code entitled "Site Plans" be submitted to, and approved by, the City of Davenport prior to the issuance of any building or foundation permit;
11. that the petitioner agree to install and pay for speed bumps in the driveway of Our Lady of Victory Church to discourage Schnuck's customers from cutting through the property, if requested by the Church;
12. that the project lighting be limited to downcast luminaries and that lighting be directed away from neighboring properties; and
13. that a stormwater management plan for the subject property at full projected development be submitted to and approved by the Engineering Division of the Public Works Department in writing prior to the issuance of any building permit and that such plan allow no increase in stormwater runoff.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration December 15, 1999

Second Consideration December 15, 1999

Approved December 15, 1999

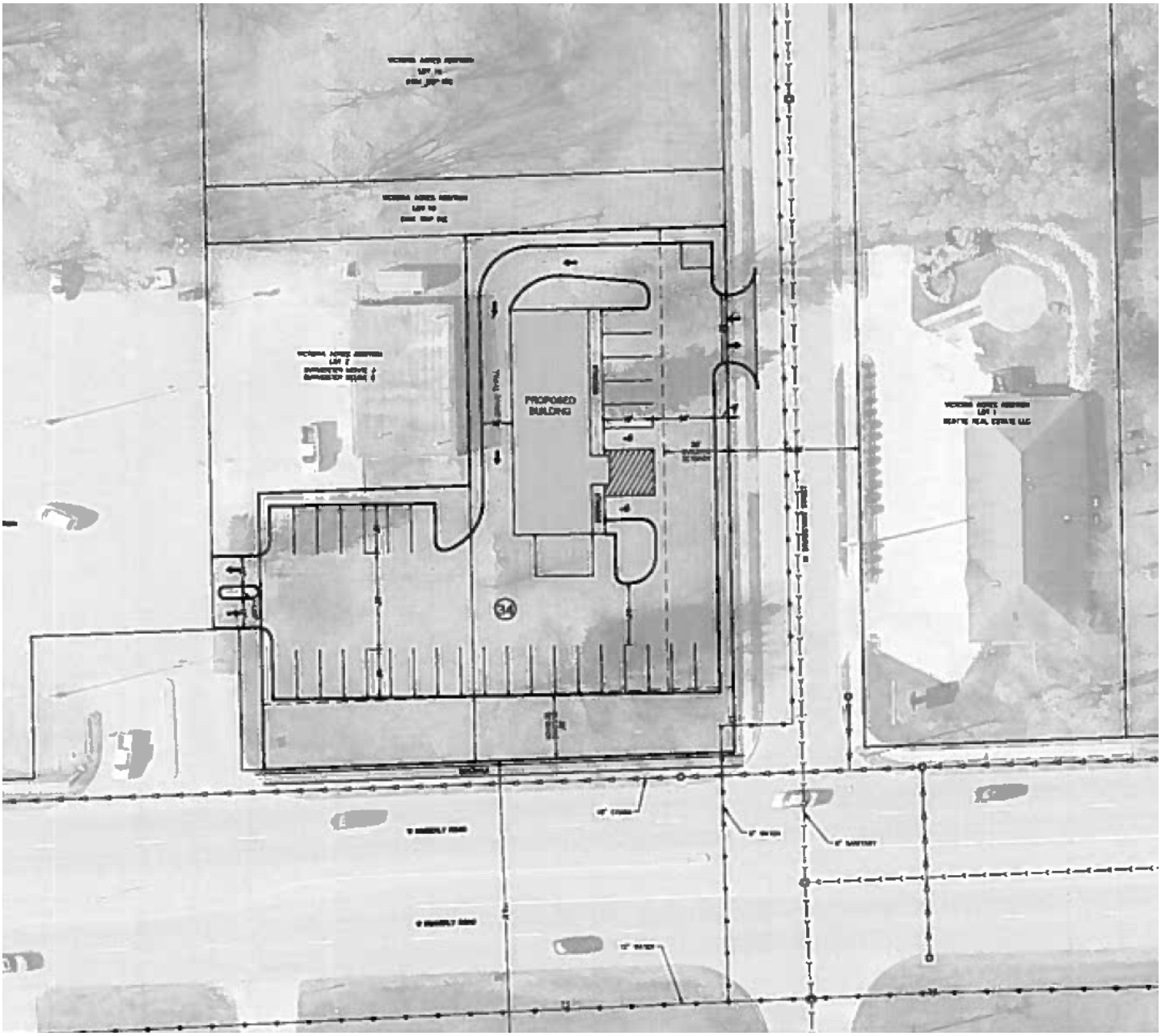
Phillip C. Yerington

Phillip C. Yerington, Mayor

Attest: Jackie E. Ragsdale

Jackie E. Ragsdale, CMC
Deputy City Clerk

Published in the Quad City Times on December 28, 1999.



Concept plan

Sturdevant & Kimberly - southeast corner

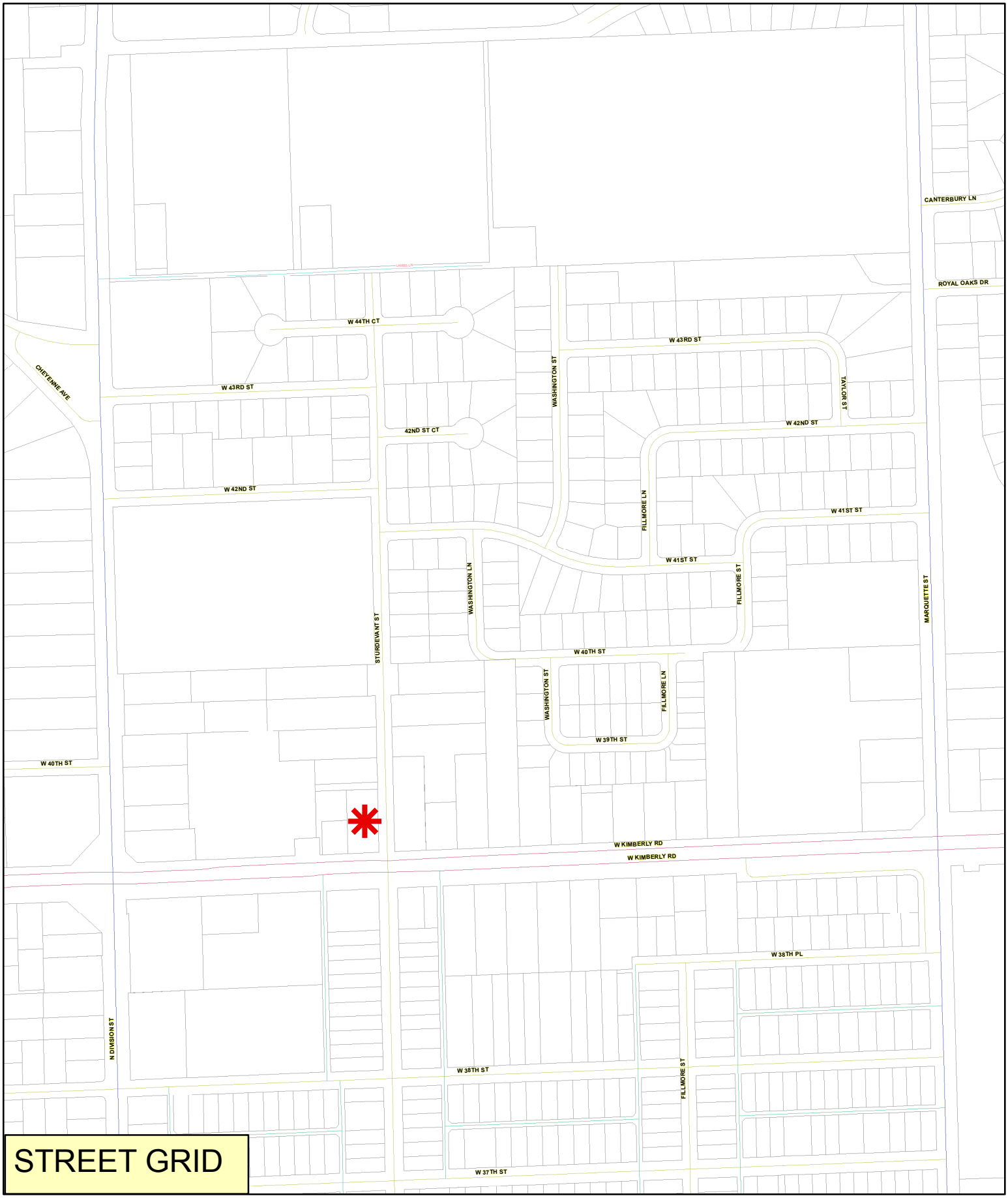
Sturdevant & Kimberly – southwest corner

Sturdevant & Kimberly – northeast corner

Sturdevant & Kimberly – northwest corner

Sturdevant Street – view southwest at approximate site

Sturdevant Street – view southeast at dental office across street from site



SITE

0 200 400 800 Feet

N W E S

Wille, Wayne

From: Judy Disney <disnejm@yahoo.com>
Sent: Friday, July 28, 2017 9:34 AM
To: Planning Division – CPED
Cc: mmatson@cidavenport.ia.us; Gordon, Jason; Meeker, Gene; sburrage@ci.davenport.ia.ua; nbrown@cidavenport.ia.us; Ambrose, Ray; Justin, Jeff; bboom@ci.davenport.ia.us; bedmond@ci.davenport.ia.us; bbarnhill@ci.davenport.ia.us; Wille, Wayne; Flynn, Matt
Subject: Taco Bell at Sturdevant and Kimberly Road

Case No. REZ17-06 Removal of the conditions would allow development of a quick service restaurant. (TACO BELL)

To: Office of Community Planning and Zoning Commission
Department of Community Planning and Economic Development
City Hall
Davenport, IA 52801
Phone: 563-326-7765
Email: Planing@ci.davenport.ia.us

We are opposed to the REZONING of this Property for Taco Bell a fast food restaurant.

Below are the concerns that we have for the purposed building of the Taco Bell at the corner of Sturdevant St and Kimberly Rd.:

1. It devalues the current residents properties who have lived here long before the property on Sturdevant was changed to a Commercial property. It would be the neighborhoods desire to see that the Sturdevant St portion of the property be rezoned to residential to maintain the value of the neighborhood.

History on this property:

The commercial property was contained to Kimberly Rd portion. (Geifmans and strip mall)

Sturdevant St. had houses on the west side all the way to Kimberly Rd.

Schnucks purchased the larger property and the city allowed all the property to be rezoned commercial. Schnucks went to Bettendort instead.

Schnucks sold the property to Kwik Star and Kwik Star only used the original portion of the property (Geifmans)

Now Kwik Star wants to sell off the small portion to Taco Bell that used to be a residential property; the corner behind Montey's at Kimberly Road and Sturdevant St.

2. The submitted plan for Taco Bell has the main entrance on Sturdevant St. There is no entrance from Kimberly Road that directly enters the planned fast food restaurant.

Sturdevant is a residential street not designed for heavy traffic in volume, or for larger size Trucks; such as the Semi Delivery Trucks for supplies and Trash removal trucks.

The thickness of the original concrete is not thick enough to support the increased volume of heavy vehicles.

3. Beattie Dental currently parks on the East Side of Sturdevant for 400 feet from Kimberly Road and this narrows the street for the steady flow of Buses, trucks, and cars from Kennedy School and Our Lady of Victory Church and the remaining neighborhood of Apartments and houses.

This Current Condition Of Traffic Is Already Extremely Congested And Dangerous. If Taco Bell Is Allowed To Be On This Corner It Will Make It Even More Congested, Crowded, And Dangerous.

We would like to recommend that a feasibility study be done before the city ever agrees to allowing a Fast Food Restaurant on this corner.

4. As a neighborhood we are greatly concerned also for the safety of the students who walk from Kennedy school in and around the neighborhood. There has already been issues for these pedestrians and it will only get worse with more traffic and congestion.

5. With more commercial property the increase of traffic is a huge problem for the residents. Left hand turns are next to impossible at the corner of Sturdevant and Kimberly Rd. - unless the city adds a traffic light.

Currently the traffic has to travel through the entire neighborhood across Sturdevant over 41 St. to Marquette in order to make a left hand turn at the light at Marquette and Kimberly Rd. Marquette and Kimberly Rd intersection has been a nightmare since Popeyes chicken was opened. Marquette is designed wider to deal with traffic, has a traffic light, and inspite of that, it still has created a traffic issue for residents.

6. Current road conditions on Sturdevant and 41Street are less than desirable. The city has been unable to keep up with repairing the streets with the current traffic flow and adding to it will only make these streets more dangerous to live on and drive on.

7. Trash has increased 10 fold in the neighborhood since Kwik Star Gas Station was opened. The neighborhood has also seen a 10 fold increase in Trash from Popeyes opening. We do not want to see another fast food restaurant like Taco Bell add additional Trash to the neighborhood. We have all worked hard to clean up after everyones mess!

8. Currently the City has had to put barricades up on the property in question to stop the flow of "cut through traffic" from the Kwik Star Gas Station to Sturdevant St. If the Taco Bell goes in on this corner it again just allows all the traffic from the Kwik Star to cut through the Taco Bell lot to Sturdevant St. This is extremely dangerous for traffic as well as pedestrians!

9. Looking at the proposed plan for the Taco Bell it appears to us that the Lot is too small and not wide enough to safely have traffic travel around the building for a drive through and for all the other traffic using the lot, plus handicap parking and other parking.

10. We believe the the Drive through will also cause additional noise issues for the neighborhood, as well as lights that will be on during the night, causing an issue for sleeping and sanity.
11. The current old trees and animals that live on the property will be destroyed, thus the green and natural beauty of the environment,the eco-systm and the neighborhood will also be destroyed and forever changed.

Robert O. Disney
Judy M. Disney
3937 N Sturdevant St
Davenport, Iowa 52806

July 27,2017

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – AUGUST 01, 2017 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ17-06: Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant.

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday August 01, 2017** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting on Tuesday August 15, 2017. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200 foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later that 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned **opposes / does not oppose (circle one)** Petition of David A. Parochetti (REZ17-06)

Comments: I have concerns about traffic volume on Sturdevant, especially traffic turning south from proposed business.

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME Matthew Beattie
ADDRESS 1544 W. Kimberly
DATE 8/1/2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

THE UNDESIGNED OPPOES

PETITION OF DAVID A. PAROCHETTI:

(REZ17-06) COMMENTS:

NEIGHBOR - WE OPPOSE THIS

DEVELOPMENT AT THE CORNER

OF STURDEVANT: KIMBERLY RD.

I AM UNABLE TO ATTEND

THIS MEETING: HAVE TO GO TO

IOWA CITIE FOR CHECK UP, I

DON'T HAVE A COMPETOR TO HELP

SHARON DETTMANN
DORIE DETTMANN
3831 STURDEVANT
563-391-6865
1505 W. KIMBERLY APT. 4
DAVENPORT, IOWA 52804

Learn more about the Lakota (Sioux) culture at stjo.org/culture.

PUBLIC HEARING NOTICE

DAVENPORT PLAN & ZONING COMMISSION

(detach here)

The undersigned – **opposes / does not oppose (circle one)** Petition of David A. Parochetti (REZ17-06)

Comments: I do not want to see a Taco Bell at this location.

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME Brian French
ADDRESS 1530. W. Kimberly Rd.
DATE 8-6-17
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

your views, or both. All protests within the 200 foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later that 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose (circle one)** Petition of David A. Parochetti (REZ17-06)

Comments:

Entrance from Sturdevant is a bad idea.
Needs to be a traffic light at sturdevant & Kimberly

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME Tony Dietrich
ADDRESS 1605 W. Kimberly Rd.
DATE 8-5-2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – AUGUST 01, 2017 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ17-06: Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant. – TACO BELL

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Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose (circle one)** Petition of David A. Parochetti (REZ17-06)

Comments: Neighbor - We Oppose this delopment at the corner of Sturdevant & Kimberly Rd. We hope you can attend this meeting & can help in gathering signitures for a petetion.

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME Bob & Judy Disney
ADDRESS 3937 N. Sturdevant St.
~~DATE~~ 563-418-7502
(please print legibly)
email - disnejm@yahoo.com

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

Linda Michele Hancock
1419 W. Kimberly Rd
Linda Michele Hancock

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – AUGUST 01, 2017 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ17-06: Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant.

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Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose** (**circle one**) Petition of David A. Parochetti (REZ17-06)

Comments: _____

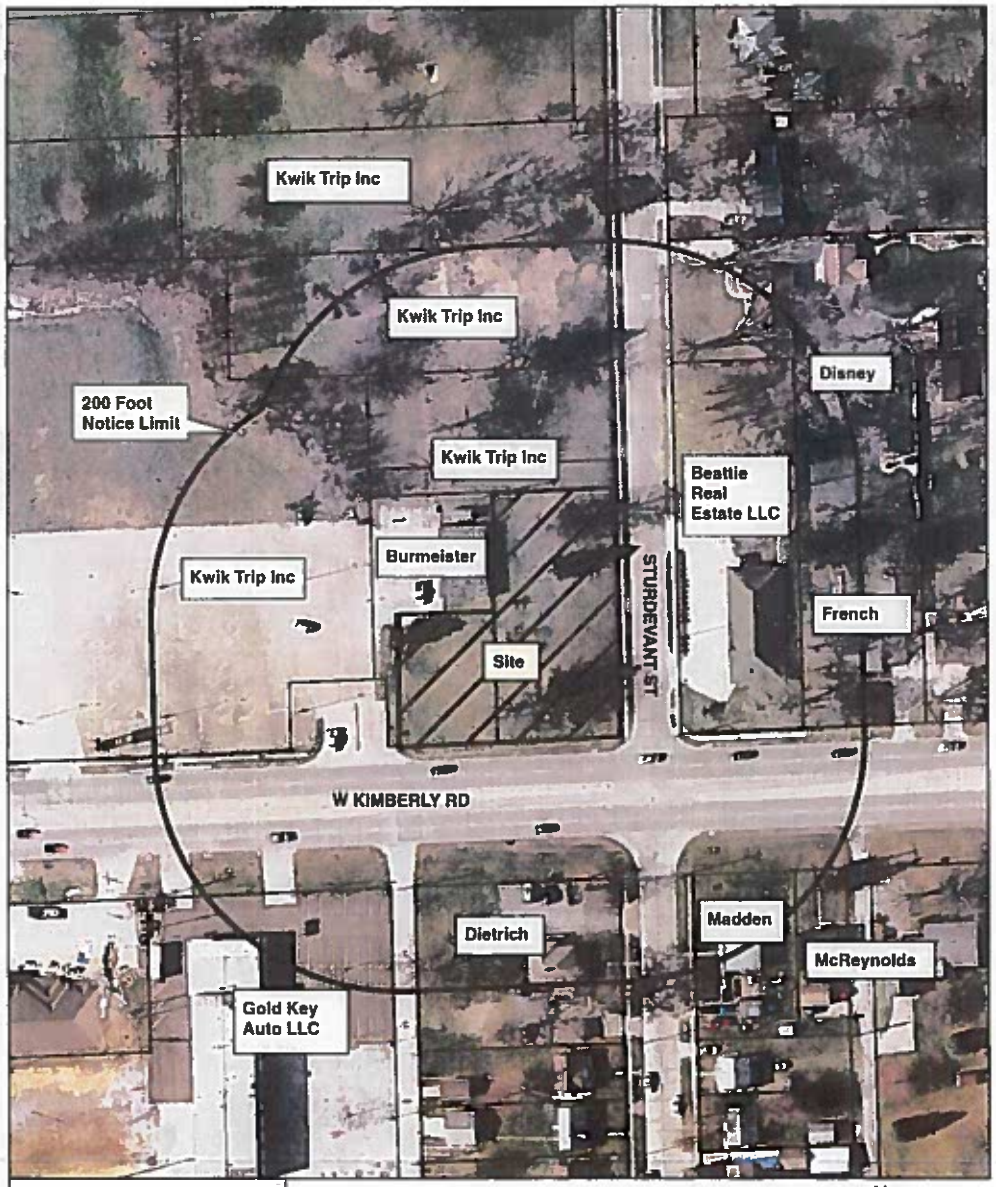
_____

_____

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME_____
ADDRESS_____
DATE_____
(please print legibly)

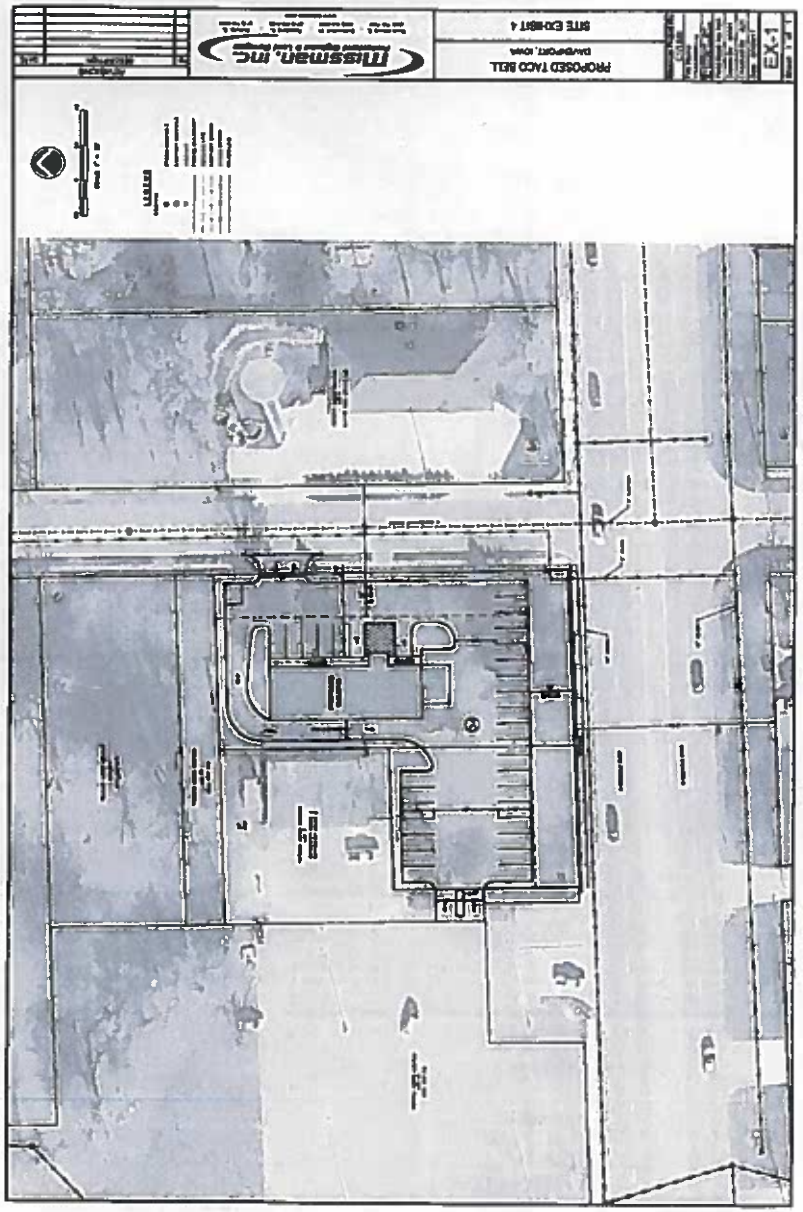
_____
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



Notification Plat

0 50 100 200 Feet

N W E S



owner		address	c-s-z
KWIK TRIP INC		1626 OAK ST	LACROSSE WI 54603
KWIK TRIP INC		1626 OAK ST	LACROSSE WI 54603
KWIK TRIP INC		1626 OAK ST	LACROSSE WI 54603
KWIK TRIP INC		1626 OAK ST	LACROSSE WI 54603
JUDY M DISNEY	ROBERT O DISNEY	3937 STURDEVANT ST	DAVENPORT IA 52806
BEATTIE REAL ESTATE LLC		1544 W KIMBERLY RD	DAVENPORT IA 52806
BRIAN L FRENCH		1530 W KIMBERLY RD	DAVENPORT IA 52806
MONTE J BURMEISTER	DELSIE B BURMEISTER	2907 W 68TH ST	DAVENPORT IA 52806
GOLD KEY AUTO LLC		1310 E KIMBERLY RD	DAVENPORT IA 52807
LEROY ANTHONY DIETRICH	KAREN DIETRICH	1605 W KIMBERLY RD	DAVENPORT IA 52806
KENNETH A MADDEN	JOLINE A MADDEN	3849 STURDEVANT ST	DAVENPORT IA 52806
NEIL R MCREYNOLDS	AMI D MCREYNOLDS	1535 W KIMBERLY RD	DAVENPORT IA 52806
ALD MATSON			

7-6-17

NAME	ADDRESS	EMAIL
Robin Enoch	3947 Sturdevant	pepenoch@gmail.com
Robert Peppers	"	"
Chantell Roberts	"	"
Judy Blaque Keeney	1607 W 43rd	keeneyp@q.com
JIM STREETKER	4119 STURDEVANT	
Tony Dietrich	1605 W. Kimberly Rd	drtdldc@yahoo.com
MIKE MATSON OAVIA		MATSONGOLTHAWKS@MSN.COM
Kyle Gripp	4319 Belle Ave	KGripp534@GMAIL.COM
Brian French	1530 W. Kimberly Rd	Frenchfrys03@yahoo.com
Mike Puente	1605 W 44th st	panchpuente@gmail.com
Ron & Jody Loetz	1450 W. 39th St.	ronloetz383@yahoo.com
Patricia Jean Johnson	4019 N Sturdevant	gigiarts@yahoo.com
Karen Beneke	1445 W 40th ST	lebruno@excite.com
Susan Strodtbeck	1422 W 40th St	wynafred@excite.com

July 6 mtg.

7/6 @ Don Liskary

biggest concern:

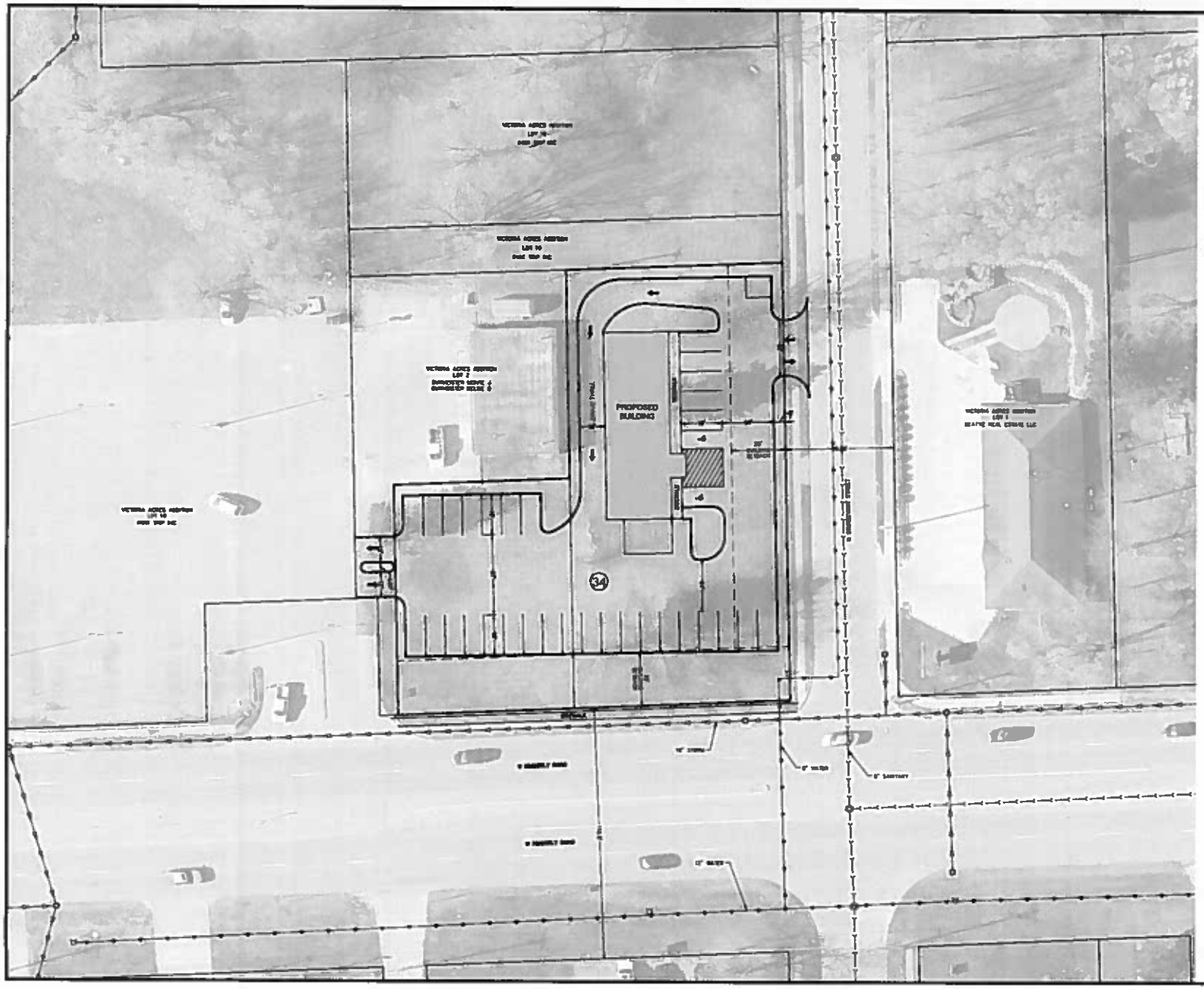
Traffic Structure

Lighting

Access points

Storm / Sanitary Sewers

- Stacking -



REVISIONS		
No	DESCRIPTION	DATE

Missman, Inc.
Professional Engineers & Land Surveyors

PROPOSED TACO BELL
DAVENPORT, IOWA

SITE EXHIBIT 4

Missman Project No: C17L020
File Name: C17L020-EXHIBIT-4.dwg
© COPYRIGHT 2017
Field Book No: N/A
Drawn By: MWH
Checked By: JLH
Date: 07/05/17

EX-1

Sheet 1 of 1

PASTRNAK LAW FIRM, P.C.
Attorneys at Law
313 W. 3rd Street
Davenport, IA 52801
Phone: (563) 323-7737, Ext. 216
Fax: (563) 323-7739
E-mail: jhamerlinck@pastrnak.com

Thomas J. Pastrnak*
Candy K. Pastrnak*

Troy D. Venner*

Thomas R. Schulz – Of Counsel *
Gregory S. Jager – Of Counsel**
Dee A. Runnels – Of Counsel **

* Admitted in Iowa and Illinois
** Admitted in Iowa Only

ILLINOIS OFFICE:
6300 75th Ave., Suite A
Milan, IL 61264

File No. 2550.038

June 26, 2017

TO THE PROPERTY OWNERS WHO MAY BE AFFECTED BY A REZONING APPLICATION

Re: Rezoning of Parcel Nos. M1506-10 and M1506-11 as identified by area highlighted in blue, consisting of consisting of 0.70 acre, more or less

Please be apprised that the undersigned represents David A. Parochetti Revocable Trust dated March 24, 1998 ("Developer"). It is the intent of the Developer to purchase the property to allow the construction of a proposed quick service food facility ("Development") and rezone the Property (to eliminate the need for the conditions in Ordinance No. 99-569 filed as Document No. 2000-04876 on February 23, 2000 when the property was intended to be developed for a grocery market).

We would like to hold a neighborhood meeting to discuss the request and have scheduled such meeting for Thursday, July 6, 2017 at 6:15 P.M. at the Davenport Public Library located at 3000 N. Fairmount St., Davenport, Iowa.

We look forward to your attendance at this meeting. Please advise your neighbors if you see that any of them have not be listed on the attached Exhibit "A" to this notice.

Very truly yours,

THOMAS J. PASTRNAK
Attorney at Law

TJP:jb

Enclosure

cc: Mike Matson, Kyle Gripp, Matt Flynn, Jason Gordon, Wayne Wille, Dave Parochetti

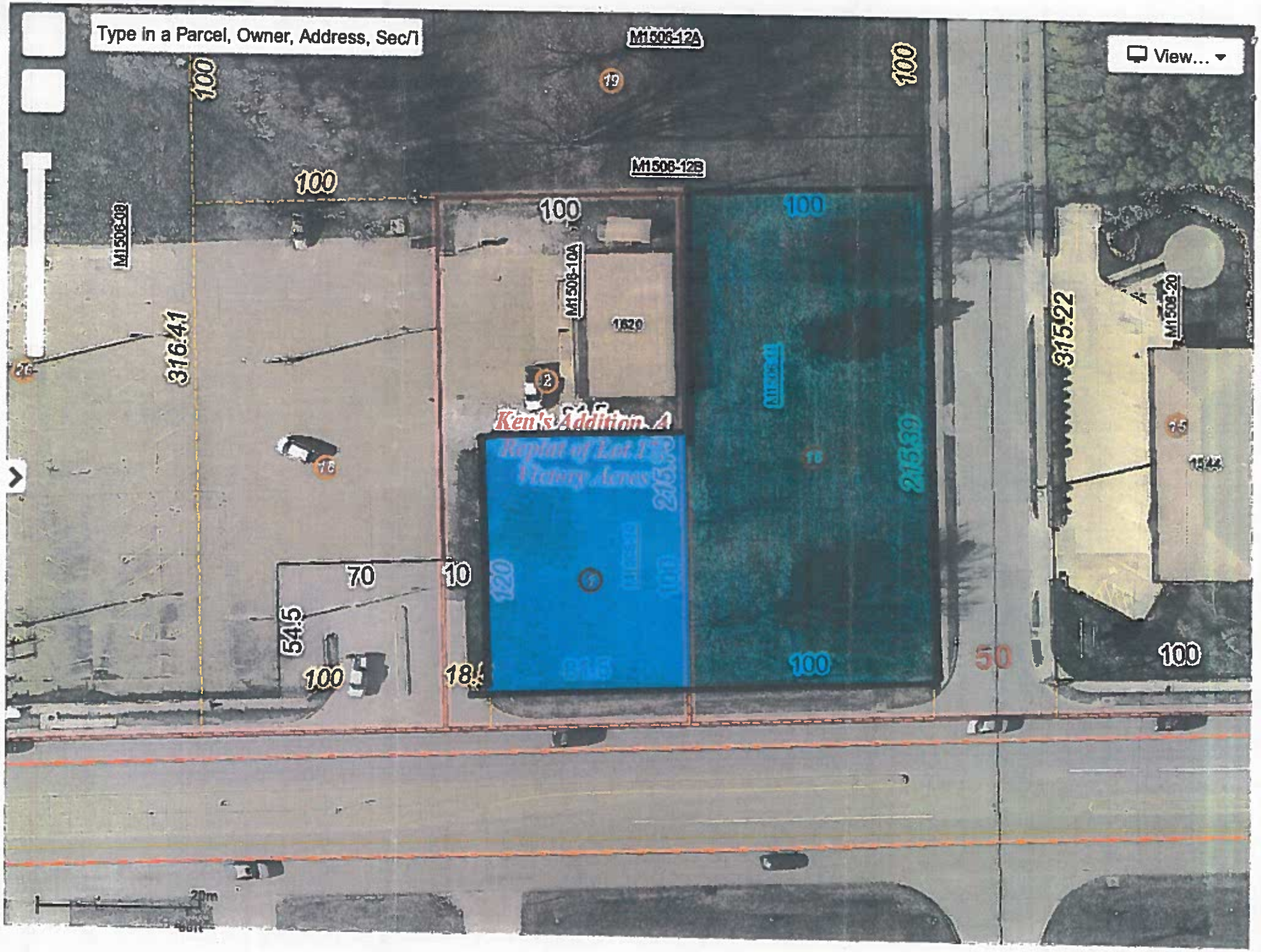

Type in a Parcel, Owner, Address, Sec/T
View...
M1506-12A
M1506-12B
M1506-10A
M1506-20
100
316.41
315.22
215.39
1620
Ken's Addition A
Replat of Lot 17B
Victory Acres
70
10
54.5
120
50
20m

Exhibit A

1 Monte J. Burmeister
2907 W. 68th St.
Davenport, IA 52806

2 KWIK TRIP INC
1626 OAK ST
LA CROSSE, WI 54603

3 KWIK TRIP INC
1626 OAK ST
LA CROSSE, WI 54603

4 KWIK TRIP INC
1626 OAK ST
LA CROSSE, WI 54603

5 KWIK TRIP INC
1626 OAK ST
LA CROSSE, WI 54603

6 BEATTIE REAL ESTATE LLC
1544 W KIMBERLY RD
DAVENPORT, IA 52806

7 Brian L. French
1530 W KIMBERLY RD
DAVENPORT, IA 52806

8 Harold T. Akins
1520 W KIMBERLY RD
DAVENPORT, IA 52806

9 Judy M. Disney
3937 STURDEVANT ST
DAVENPORT, IA 52806

10 Neil R. McReynolds
1535 W KIMBERLY RD
DAVENPORT, IA 52806

11 Kenneth H. Madden
3849 STURDEVANT ST
DAVENPORT, IA 52806

12 Douglas W. Harbison
3839 STURDEVANT ST
DAVENPORT, IA 52806

13 Anthony Leroy Dietrich
1605 W KIMBERLY RD
DAVENPORT, IA 52806

14 Marjorie G. Tubbs
1347 W LOMBARD ST
DAVENPORT, IA 52804

15 GOLD KEY AUTO LLC
1310 E KIMBERLY RD
DAVENPORT, IA 52807

16 RIVERSIDE REAL ESTATE
Holdings, LLC
PO Box 6
LeClaire, IA 52753

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn, 888-2286 **9/5/2017**

Subject:
Case No. FDP17-07: Request of Legacy Design Group on behalf of My Place Hotel for a PDD Final Development Plan on 1.5 acres, more or less, being Lot 1 of Terrace Ridge Park 8th Addition located west of Utica Ridge Road and north of Crow Creek Road.

ATTACHMENTS:

Type	Description
Cover Memo	FDP17-07 Staff Report packet
Backup Material	FDP17-07 Site set
Backup Material	FDP17-07 Elevation set

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/31/2017 - 3:25 PM

City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

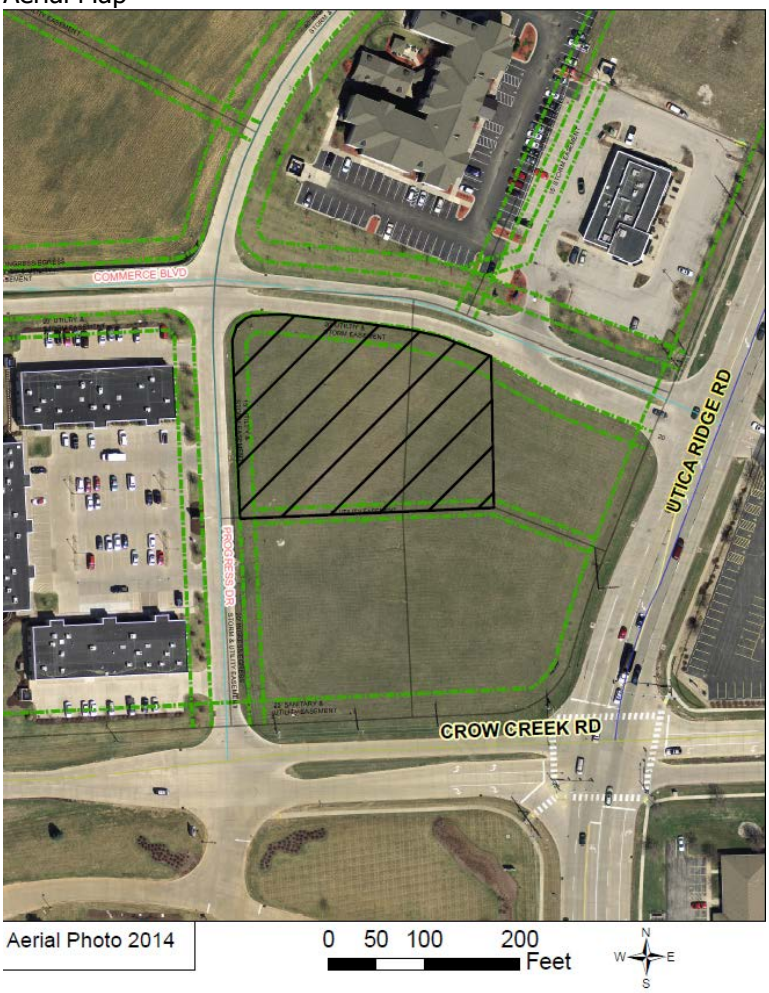
Meeting Date: September 05, 2017
Request: Final Development Plan My Place Hotel
Address: Lot 1, Terrace Ridge Park 8th Addition
Case No.: FDP17-07
Applicant: Legacy Design Group

Recommendation:
Staff recommends the Plan and Zoning Commission forward Case No. FDP17-07 to the City Council for approval.

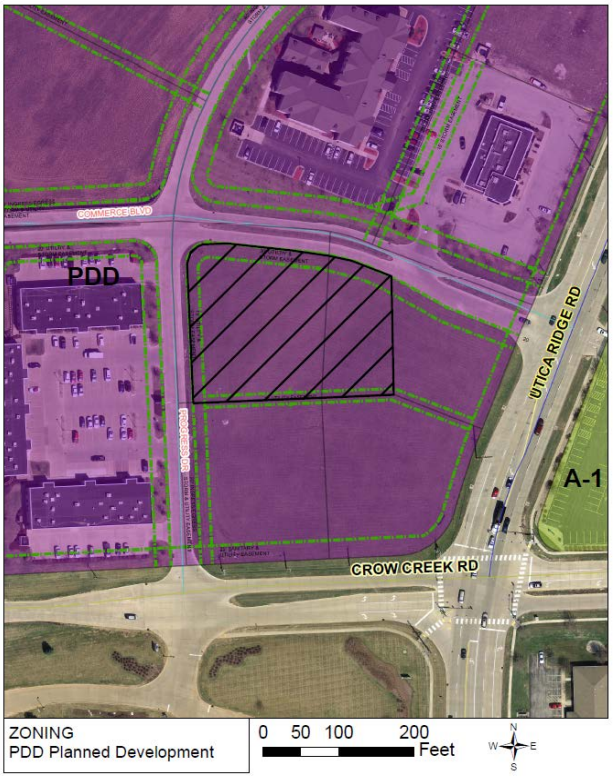
Introduction:
Request of Legacy Design Group for a PDD final development plan on 1.5 acres, more or less, being Lot 1 and part of Lot 2 of Terrace Ridge Park 8th Addition located west of Utica Ridge Road and north of Crow Creek Road.

AREA CHARACTERISTICS:

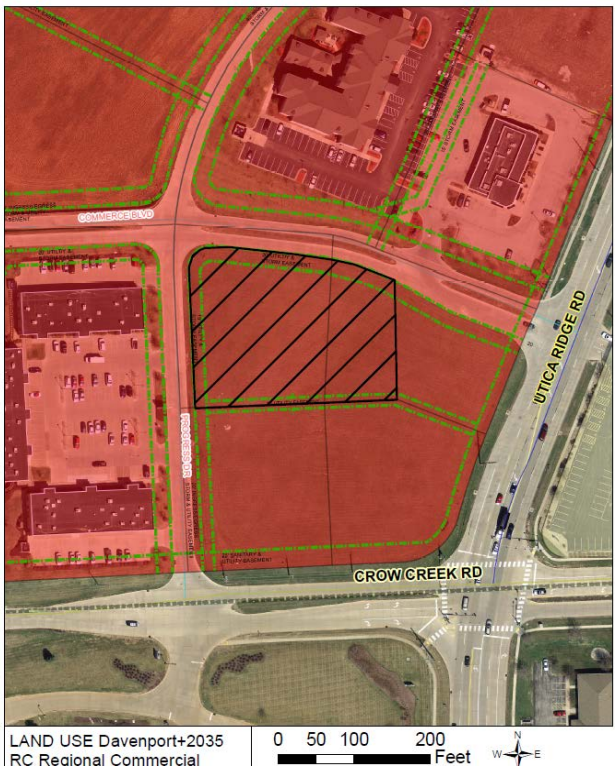
Aerial Map



Zoning



Land Use



<u>Background:</u>

Comprehensive Plan:
Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Regional Commercial (RC) – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed use would comply with the Davenport 2035 proposed land use section.

Zoning:
The property is currently zoned "PDD" Planned Development District, the proposed development meets allowable uses.

Technical Review:
Streets. No new streets shall be required or impacted. Access to the property is via the private street system in the Terrace Ridge Park development. The northerly driveway access aligns with the west edge of the median break in Commerce Drive which is slightly offset from the driveway to the north. This will be a shared access with the development on the adjacent parcel to the east. The Progress Drive access point is slightly offset to the south from the commercial (office) drive on the west side of Progress Drive.

Storm Water. Detention is already provided for this site however City ordinance requires treatment of the water quality volume, retention of the first 1.25 inch rainfall. Other than indicating areas of retention this is not addressed by the current plans. The site will also need a Construction Site Erosion and Sediment Control (COSESCO) permit which cannot be issued until we have a copy of the National Pollution Discharge Elimination System (NPDES) permit and the projects Storm Water Pollution Prevention Plan (SWPPP). Existing storm infrastructure (inlets) is located in the south curb of Commerce Drive.

Sanitary Sewer. Sanitary sewer service is located on the west side of Utica Ridge Road and on the north side of Commerce Drive to the northwest. Both are eight (8) inch lines.

Other Utilities. Other utilities are located within this area.

Emergency Services. Fire Station #8 located at 2802 East 53rd Street is approximately 1.4 mile from the proposed development.

Parks/Open Space. This request does not impact any existing/planned parks or public open spaces.

Public Input:
No public hearing is required for a Final Development Plan.

Discussion:
The proposal is to construct a My Place Hotel, being three (3) stories and containing 64 guest units.

Staff Recommendation
Staff recommends the Plan and Zoning Commission forward Case No. FDP17-07 to the City Council for approval subject to the following condition:

1. That the development comply with Chapter 13.34 entitled Stormwater Management

Prepared by:

Wayne Wille, CFM – Planner II
Community Planning Division

From:	Fisher, William (Billy)
To:	Wille, Wayne
Cc:	Kay, Amy; Sim, Nicholas
Subject:	RE: New item ofr Plan and Zoning Commission
Date:	Monday, August 21, 2017 9:48:21 AM
Attachments:	image001.png image002.png

Detention is already provided for this site however, our ordinance requires treatment of the water quality volume (WQv) which is not addressed by the current plans. The site will also need a COSESCO permit which cannot be issued until we have a copy of the NPDES permit and SWPPP. Because the addition of the water quality treatment may cause significant changes in the grading, I will hold my review until this has been addressed.

Thank you,

Billy Fisher, CPMSM
Urban Conservationist
City of Davenport
Ph - 563-888-2107
Fax - 563-327-5182

From: Wille, Wayne
Sent: Friday, August 18, 2017 9:09 AM
To: Berger, Bruce; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Glessner, Antonio ; Hayman, Michael; Heyer, Brian; Hock, Scott; Jacobsen, Henry; Johnson, Christopher T.; Johnson, Joy ; Jones, Todd; Kay, Amy; Koops, Scott E.; Lacey, Latrice; Leabhart, Tom; Longlett, Eric; McGee, Mike; Morris, Kathy; Peterson, Zach; Ralfs, Jacob; Rusnak, Ryan; Schadt, Brian; Scheible, Kurt; Sim, Nicholas; Statz, Gary; Tate, Art; Wille, Wayne
Subject: New item ofr Plan and Zoning Commission

This is a new item for the 09-05-17 Plan and Zoning Commission; final development plan for a My Place Hotel. Please review and comment by Tuesday August 29th. Thank You

Wayne Wille, CFM - Planner II
Community Planning Division
226 W 4th St – Davenport IA 52801
563-326-6172 - wtw@ci.davenport.ia.us
563-326-7765 – planning@ci.davenport.ia.us

E Plan is now live. Click here for more information.

Click here for more information about the Zoning Ordinance Rewrite. Spread the Word!

From:	Leabhart, Tom
To:	Wille, Wayne
Subject:	RE: New item ofr Plan and Zoning Commission
Date:	Saturday, August 19, 2017 2:14:18 PM
Attachments:	image001.png image002.png

Wayne,

I have no comments on this plan.

Tom Leabhart, P.E.

Davenport Public Works

563-327-5155

From: Wille, Wayne
Sent: Friday, August 18, 2017 9:09 AM
To: Berger, Bruce; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Glessner, Antonio ; Hayman, Michael; Heyer, Brian; Hock, Scott; Jacobsen, Henry; Johnson, Christopher T.; Johnson, Joy ; Jones, Todd; Kay, Amy; Koops, Scott E.; Lacey, Latrice; Leabhart, Tom; Longlett, Eric; McGee, Mike; Morris, Kathy; Peterson, Zach; Ralfs, Jacob; Rusnak, Ryan; Schadt, Brian; Scheible, Kurt; Sim, Nicholas; Statz, Gary; Tate, Art; Wille, Wayne
Subject: New item ofr Plan and Zoning Commission

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Wayne Wille, CFM - Planner II
Community Planning Division
226 W 4th St – Davenport IA 52801
563-326-6172 - wtw@ci.davenport.ia.us
563-326-7765 – planning@ci.davenport.ia.us

E Plan is now live. Click here for more information.

Click here for more information about the Zoning Ordinance Rewrite. Spread the Word!

Property Address*
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission
Rezoning (Zoning Map Amendment)
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation
Final Development Plan
Voluntary Annexation
Subdivision

Zoning Board of Adjustment
Appeal from an Administrative Decision
Special Use Permit - New Cell Tower
Home Occupation Permit
Special Exception
Special Use Permit
Hardship Variance

Design Review Board
Certificate of Design Approval
Demolition Request in the Downtown

Historic Preservation Commission
Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative
Floodplain Development
Cell Tower Co-Location
Identification Signs
Site Plan

Request:

Total Land Area:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Less than 1 acre - $500.
  One acre or more - $1,000.
- A PDF, which depict the following:
  - Building pad locations with proposed building area, number of stories, overall height, a list of the proposed uses in the structure and their gross floor area.
  - Parking lot information including the extent of paving, the proposed circulation and parking layout and the number of cars to be parked.
  - The proposed landscaping and buffering to be developed in the project. The massing and density of plant and other screening materials shall be indicated. In areas where material issues have been identified in the rezoning public hearing process, or in meetings with the city plan and zoning commission, more detailed plans shall be provided.
  - The location of loading docks, receiving areas, trash pickup areas and other areas requiring screening.
  - The location and configuration of all access points with city streets and a pedestrian circulation plan.
  - A storm water management plan.
  - The location of all proposed free standing signage including circulation signs.
  - A grading plan showing final grades, the direction of storm water flow from roof drains and parking areas and the erosion control methods to be used during construction.
  - For projects involving subdivision, the approval of the development plan shall constitute the approval of a preliminary plat provided all provisions of Chapter 16.16 of the Municipal Code have been fulfilled.
  - Note: City staff may waive any of the required plan requirements if the scale of the project, topography of the site or other reasons make them unnecessary. Please specify which waivers are being sought.

The Applicant hereby acknowledges and agrees to the following procedure and requirements:

(1) Application:
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public meetings.

(2) Plan and Zoning Commission's consideration of the final development plan:
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the final development plan:
- The Committee of the Whole (COW) will consider the request. Subsequently, the City Council will vote on the request.

Applicant: Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

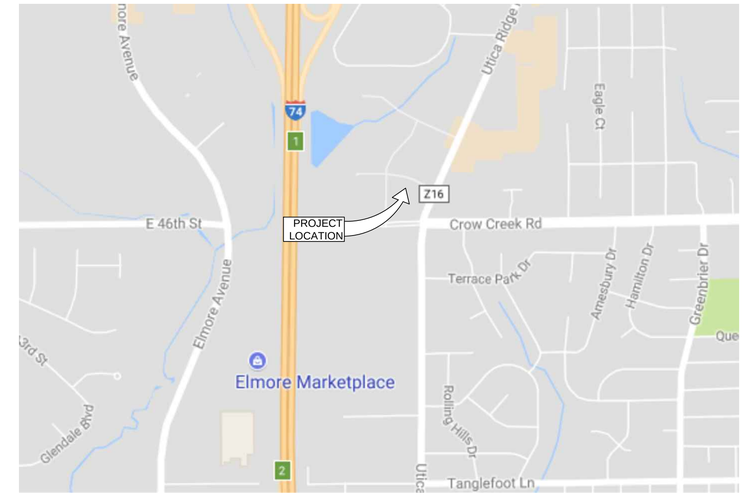
Received by: Date:

Planning staff

Date of the Public Meeting:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

VICINITY MAP



DESIGNER'S CERTIFICATION

PROFESSIONAL ENGINEER
CRAIG B. LARSEN
No. 21851
IOWA

I HERBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

8/7/2017

CRAIG B. LARSEN, P.E. LICENSE NUMBER: 21851 (DATE)

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

PAGES OR SHEETS COVERED BY THIS SEAL: C000, C001, C100, C200, C300, C400, L101

BUILDING/PARKING LOT NOTES

PROPOSED USE: MY PLACE HOTEL

FLOOR AREA:
- MAIN: 9,950 SF
- SECOND LEVEL: 9,413 SF
- THIRD LEVEL: 9,413 SF
- TOTAL FLOOR AREA: 28,776 SF

ROOM NUMBER TOTAL: 64

PARKING SPACES: 67

BUILDING COVERAGE RATIO: 15.4% (BUILDING: 9,963 SF LOT: 64,753)

LOT DEVELOPMENT NOTES

PARCEL NUMBER: LOTS 1 AND 2 IN TERRACE RIDGE PARK EIGHTH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

DEVELOPMENT ACREAGE: 1.67 ACRES (72,911 SF)

ZONING: PDD, PLANNED DEVELOPMENT DISTRICT & HIGHWAY OVERLAY ZONE

ADJOINING RECORDED DEED NAMES:
- BLACK HAWK BANK AND TRUST
- RRS INVESTING

FLOOD PLAIN: ZONE X, OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. MAP 19163C0360F, DATED FEBRUARY 18, 2011.

CONTACTS

OWNER/DEVELOPER:
EC HOLDINGS, LLC
GRANT TJERNAGEL
104 CAMPUS DR, SUITE 202
HUXLEY, IA 50124
515.203.0332

ARCHITECT:
THE RICHARDSON DESIGN PARTNERSHIP
JEFF BYERS, AIA
510 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.355.6868

CIVIL ENGINEER:
LEGACY DESIGN GROUP, LLC
CRAIG LARSEN, PE
PO BOX 1692
BOUNTIFUL, UT 84011-1692
605.725.5257

SURVEYOR:
TOWNSEND ENGINEERING
KEVIN COX
2224 E 12TH STREET
DAVENPORT, IA 52803
563.386.4236

GEOTECHNICAL ENGINEER:
TEAM SERVICES
ROBERT E. DOSS, P.E.
171 SE 6TH STREET
DES MOINES, IA 50309
515.282.8818

UTILITY PROVIDERS

WATER, SANITARY SEWER, STORM SEWER:
IOWA AMERICAN WATER COMPANY

ELECTRIC:
MID AMERICAN ENERGY

NATURAL GAS:
MID AMERICAN ENERGY

LANDSCAPING NOTES

PARKING LANDSCAPING REQUIRED (5%) = 1,099 SF

PARKING LANDSCAPING PROVIDED = 1,153 SF

IMPERVIOUS AREA: 44,405 SF (68.6%)

PERVIOUS AREA (LANDSCAPING): 20,348 SF (31.4%)

SHEET INDEX & REVISION TABLE

SHEET		DATE 8/7/17	SITE APP.	REVISION 1	REVISION 2	REVISION 3	REVISION 4
C000	CIVIL COVER SHEET	X					
C001	CIVIL NOTES	X					
C100	SITE PLAN	X					
C200	UTILITY PLAN	X					
C300	GRADING PLAN	X					
C400	SWPPP	X					
L101	LANDSCAPE SITE	X					

X DENOTES REVISED OR NEW SHEET

R DENOTES REMOVED SHEET

* DENOTES FOR INFORMATION ONLY, SEE APPROVED ARCHITECTURAL SHEETS FOR CONSTRUCTION

LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
605.725.5257

© 2017 BY LEGACY DESIGN GROUP, LLC; DRAWING NOT TO BE REUSED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION

OWNER: EC HOLDINGS, LLC

DAVENPORT, IOWA
MY PLACE HOTEL

COMMERCE BLVD. & PROGRESS DRIVE

LEGAL DESC.: LOT 1 & 2, TERRACE RIDGE EIGHTH ADD.

811 Know what's below. Call before you dig.

Rev.	Date	Comment
-	-	-

DRAWN BY: bma
DESIGN BY: cbl
ORIG. ISSUE DATE: 8/7/17

PROFESSIONAL ENGINEER
CRAIG B. LARSEN
No. 21851
IOWA

8/7/2017 12:53:59 PM

CIVIL COVER SHEET
C000

GENERAL NOTES

1. ALL WORKS SHALL BE GOVERNED BY AND CONFORM TO APPLICABLE CURRENT NATIONAL AND LOCAL STANDARDS UNLESS OTHERWISE SPECIFIED ON DRAWINGS & THIS NOTE SHEET.
2. THE PERMITTEE SHALL FULLY COMPLY WITH THE REQUIREMENTS OF THE CITY ORDINANCES AND REGULATIONS, SPECIFICATIONS AND STANDARDS RELATIVE TO WORK IN THE PUBLIC WAY.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. SUCH MEETING SHALL COMPLY WITH ADOPTED ENGINEERING STANDARDS.
4. APPLICATION FOR INSPECTION BY GOVERNING AGENCY SHALL BE MADE BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS BEFORE THE SERVICES THEREOF WILL BE REQUIRED.
5. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITH DILIGENCE AND EXPEDITION AND RESTORE THE PUBLIC WAY TO CITY SPECIFICATIONS WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM THE COMPLETION OF SUCH WORK, WITH REASONABLE WEAR AND TEAR EXCEPTED.
7. NO BACKFILL SHALL OCCUR UNTIL THE UTILITY HAS BEEN INSTALLED CORRECTLY, INSPECTED, AND APPROVED FOR BACKFILLING
8. THE OWNER'S SOIL TEST ENGINEER SHALL CERTIFY THAT ALL FILLS, BACKFILLS OVER UNDERGROUND UTILITIES, BASE AND ASPHALT HAVE BEEN ADEQUATELY COMPACTED. THIS CERTIFICATION SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE CITY.
9. ALL REPAVING OF UTILITY TRENCHES SHALL BE COMPLETED IN SUCH A MANNER AS TO ALLOW THE NEW PAVEMENT TO JOIN THE EXISTING PAVEMENT WITHOUT A RIDGE BEING FORMED AND TO THE SATISFACTION OF THE CITY ENGINEER.
10. NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL (WHERE APPLICABLE) HAVE BEEN PLACED, INSPECTED AND APPROVED.
11. NUCLEAR DENSITY TESTING OF ANY ASPHALT SHALL BE FOR GUIDANCE ONLY AT CONTRACTORS RISK. ACTUAL ASPHALT DENSITY SHALL BE DETERMINED BY CORES.
12. THE CONTRACTOR SHALL COMPLY WITH MINIMUM SAFETY REQUIREMENTS AS GIVEN BY OSHA, NATIONAL AND LOCAL STANDARDS.

PROJECT NOTES

1. LOCATION OF EXISTING UTILITIES AS SHOWN HAS BEEN IN PART TAKEN FROM RECORDS PROVIDED BY OTHERS. SURVEY DATA HAS BEEN USED TO SUPPLEMENT THESE RECORDS AS MUCH AS POSSIBLE. ACTUAL LOCATIONS MAY VARY SIGNIFICANTLY FROM LOCATIONS AS SHOWN ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATIONS OF EXISTING UTILITIES. UTILITIES NOT SHOWN ON PLANS, OR SHOWN INCORRECTLY SHALL BE WORKED AROUND AT NO ADDITIONAL COST TO THE OWNER. EXCEPTIONS SHALL BE OBTAINED IN ADVANCE IN WRITTEN FORM FROM THE ENGINEER AND ARE SUBJECT TO THE APPROVAL OF THE OWNER.
2. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE OWNER & ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
4. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
6. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION.
7. PROJECT DATUM AND COORDINATES ARE BASED ON LOCALIZED CONTROL POINTS LOCATED AT THE FOLLOWING LOCATIONS:

   SEE SITE PLAN, SHEET C100
8. THE CONTRACTOR SHALL OBTAIN APPLICABLE PERMITS FROM LOCAL AUTHORITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER NECESSARY PERMITS AND LICENSES REQUIRED FOR COMPLETION OF THE WORK AND WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL TEMPORARY WATER, POWER, OR OTHER UTILITIES AS REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT AS DETAILED.
10. THE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE PRIOR TO BEGINNING CONSTRUCTION IN THE JURISDICTION WHERE THE PROJECT IS TO TAKE PLACE.
11. THE CONTRACTOR SHALL MAINTAIN CLEAN CONSTRUCTION AREAS. ALL DEBRIS, RUBBISH AND TRASH MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
12. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN A SET OF APPROVED DRAWINGS AT THE JOB SITE, ON WHICH THE CONTRACTOR SHALL RECORD ALL ACTUAL MEASUREMENTS AND DETAILS AS CONSTRUCTED. THESE DRAWINGS SHALL BE SUBMITTED AS "AS-BUILT" OR "RECORD" DRAWINGS AT THE CONCLUSION OF THE PROJECT. FINAL PAYMENT WILL NOT BE RELEASED UNTIL "AS-BUILT" OR "RECORD" DRAWINGS HAVE BEEN SUBMITTED TO AND ACCEPTED BY THE OWNER & ENGINEER.
13. VARIOUS WATER, SANITARY AND STORM DRAIN SEWER, COMMUNICATION, GAS, AND ELECTRICAL UTILITIES EXIST IN OR NEAR THE IMPROVEMENT PROJECT. THE EXACT LOCATION OF THESE UTILITIES IS NOT KNOWN. THE CONTRACTOR SHALL EXERCISE CAUTION TO ENSURE MINIMAL DISRUPTION OF SERVICE DURING EARTHWORK OPERATIONS.
14. CONTRACTOR SHALL ARRANGE FOR EXISTING UTILITY LOCATING AND MARKING

ENVIRONMENTAL

1. THE CONTRACTOR WILL BE REQUIRED TO STORE ALL FUELS, OILS, SOLVENTS AND HAZARDOUS MATERIALS IN DESIGNATED IMPOUND AREAS LOCATED IN ONE OR MORE OF THE APPROVED STAGING AREAS. IMPOUND AREAS WILL BE EXCAVATED AND LINED WITH AN IMPERMEABLE LINER, BACKFILLED AND GRADED SUCH THAT A DEPRESSION IS CREATED. THE SIZE OF THE DEPRESSION SHALL BE LARGE ENOUGH TO COMPLETELY CONTAIN TOTAL VOLUMES OF HAZARDOUS MATERIALS BEING STORED AT THAT LOCATION. CLEAN-UP/CONTAINMENT KITS ARE TO BE KEPT AT EACH STORAGE LOCATION.
2. THE CONTRACTOR SHALL CONSTRUCT ONE OR MORE "WASHOUT" AREAS FOR CONCRETE TRUCKS. "WASHOUT" AREAS SHALL BE LOCATED OUTSIDE THE FLOOD PLAIN OF ALL WATERWAYS. "WASHOUT" AREAS SHALL BE COMPLETELY CONTAINED WITHIN EXTERIOR DRAINAGE DITCHES. ALL WASTE CONCRETE IS TO BE REMOVED FROM SITE BY COMPLETION OF PROJECT.
3. IN THE EVENT OF A SPILL, PERSONNEL DISCOVERING THE SPILL SHALL IMMEDIATELY MAKE ATTEMPTS TO CONTAIN AND/OR ABSORB THE SPILLED MATERIALS AND SHALL NOTIFY EMERGENCY RESPONSE AGENCIES.CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF ONE IS NOT PROVIDED, FILING THE "NOTICE OF INTENT" (NOI), AND OBTAINING PERMIT FROM THE STATE OR OTHER GOVERNING AGENCIES

CONCRETE

1. CONCRETE CLASS SHALL BE ACCORDING TO STRUCTURE TYPE AS FOLLOWS:

   THRUST BLOCKS: CLASS 2000

   NON-EXPOSED: CLASS 3000

   EXPOSED: CLASS 4000
2. AIR ENTRAINMENT IS NOT REQUIRED FOR THRUST BLOCKS. ALL EXPANSION JOINTS SHALL BE ACI RECOMMENDATIONS. MAXIMUM SLUMP FOR EXPOSED CONCRETE IS 4.5 INCHES, AND REQUIRED AIR CONTENT IS 6%±1%, CLASS 4000 CONCRETE. CONCRETE FOR BOXES AND MANHOLES SHALL BE CONSIDERED AS EXPOSED CONCRETE.

EARTHWORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BLUE STAKES OR UTILITIES AS REQUIRED TO HAVE UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
2. UNTREATED BASE COURSE MATERIALS SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION WITH THE FOLLOWING MODIFICATIONS:

   GRADING BAND LIMITS FOR THE PERCENT PASSING THE NO. 200 SIEVE SHALL BE 6% TO 10% FOR ALL GRADES OF BASE COURSE.
3. GRANULAR BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS:

   MAXIMUM PARTICLE SIZE: 4"

   MAXIMUM PERCENT PASSING #200 SIEVE: 13%
4. ALL TRENCHES AND EXCAVATIONS SHALL BE CUT, PROTECTED, AND SUPPORTED AS PRESCRIBED BY OSHA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT NECESSARY TO DEWATER EXCAVATIONS.
6. FILL MATERIAL ABOVE THE PIPE ZONE SHALL BE NATIVE GRANULAR MATERIAL APPROVED BY THE ENGINEER AND FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL AND STONES GREATER THAN 3 INCHES IN DIAMETER. IF ACCEPTABLE MATERIAL CANNOT BE FOUND ON SITE, APPROVED MATERIAL SHALL BE IMPORTED. NATIVE GRANULAR BACKFILL OR GRANULAR BACKFILL BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS:

   MAXIMUM PARTICLE SIZE: 3"

   MAXIMUM PERCENT PASSING #200 SIEVE: 13%
7. PIPE ZONE BEDDING MATERIAL SHALL BE FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL, AND STONES GREATER THAN 1 INCH IN DIAMETER. BACKFILL IN THE PIPE ZONE SHALL BE A 3/4" MINUS MATERIAL MEETING THE REQUIREMENTS OF THE ASTM CLASSIFICATION OF SOIL GROUPS GW OR GW-GM WITH THE EXCEPTION THAT THE FINES CONTENT (MATERIAL PASSING THE #200 SIEVE) SHALL BE LESS THAN 9% WHEN TESTED IN ACCORDANCE WITH ASTM C 136. CLASSIFICATION SHALL BE CONSISTENT WITH THE REQUIREMENTS OF ASTM D 2487 AND OTHER REFERENCED STANDARDS. PERCENTAGES IN TABLE 4 SHALL BE MAXIMUM PERCENT PASSING FOR EACH SIEVE SIZE. MATERIAL SHALL BE COMPACTED IN 6" LIFTS TO 95% RELATIVE COMPACTION (ASTM D-1557) OR 75% RELATIVE DENSITY (ASTM D4253, D4254). IF ACCEPTABLE MATERIAL CAN BE FOUND ON SITE, IT MAY BE USED UPON ENGINEER'S APPROVAL.
8. PULVERIZED ASPHALT MAY BE USED AS GRANULAR BORROW (SUBBASE) AND AS SELECT FILL (UNTREATED BASE COURSE/ROAD BASE) UNDER SIDEWALKS AND IN PAVEMENT SECTIONS INSOFAR AS THE PULVERIZED ASPHALT MEETS THE GRADATION REQUIREMENTS OF THE SUBBASE OR BASE COURSE. WHERE PULVERIZED ASPHALT IS USED, COMPACTION AND OTHER INSTALLATION REQUIREMENTS OF APPROPRIATE SECTIONS SHALL APPLY.

PIPING

1. PVC WATERLINES SHALL BE CONSTRUCTED OF C-900 PVC PIPE CONFORMING TO AWWA STANDARD C-151, AND MEET GOVERNING AGENCY REQUIREMENTS.
2. ALL PVC PIPE MUST BE APPROVED FOR POTABLE WATER USE BY THE NATIONAL SANITATION FOUNDATION AND SHALL BEAR THE LOGO "NSFpw".
3. ALL DUCTILE IRON PIPE SHALL BE EITHER CLASS 51 FOR 10" AND SMALLER OR CLASS 50 FOR 12" AND LARGER, ALL CONFORMING TO AWWA C-151, AS INDICATED ON THE DRAWINGS, AND MEET GOVERNING AGENCY REQUIREMENTS.
4. ALL HDPE PIPE UTILIZED FOR POTABLE WATER MUST BE APPROVED FOR SUCH BY THE NATIONAL SANITATION FOUNDATION, MEET GOVERNING AGENCY REQUIREMENTS AND MEET AWWA C901/C906, ASTM D2239, ASTM D2737, ASTM D3035, ASTM F714 AND ANSI/NSF 14/61 LISTED.
5. ALL WATER FITTINGS SHALL BE RATED FOR WORKING PRESSURES AT OR ABOVE 250 PSI AND MEET GOVERNING AGENCY REQUIREMENTS.
6. BOLTS AND NUTS ON ALL FITTINGS SHALL BE COATED WITH FM GREASE AND ENTIRE FITTING SHALL BE WRAPPED IN PLASTIC PRIOR TO POURING OF THRUST BLOCKS AND BACK-FILLING.
7. PIPE IS TO BE HANDLED WITH NYLON SLINGS, STEEL CABLE, OR PADDED LIFTING DEVICES. CHAINS OR PLATE CLAMPS SHALL NOT BE USED TO HANDLE OR POSITION PIPE.
8. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES ON THE EXISTING AGENCY-OWNED WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE AGENCY AT LEAST 24 HOURS BEFORE REQUESTED SHUT-OFFS AND THE AGENCY WILL OPEN AND CLOSE THE VALVES AS NEEDED.
9. ALL OPEN ENDS AND/OR CUTS IN ABANDONED PIPING LEFT IN PLACE SHALL BE CAPPED OR PLUGGED BEFORE BACKFILLING.
10. THRUST BLOCKS MAY BE ELIMINATED IF MEGALUG, ONE-BOLT, OR OTHER LOCK-TYPE JOINT RESTRAINTS ARE USED.
11. WATER PIPE SHALL BE INSTALLED SUCH THAT DEVIATION FROM STRAIGHT LINE AT ANY JOINT SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS.
12. STORM DRAIN PIPING LESS THAN 36" IN DIAMETER MAY BE EITHER REINFORCED CONCRETE PIPE (RCP) CLASS II, ADS N-12 HDPE, OR PVC PIPE (SCHEDULE 40 MIN.), UNLESS NOTED OTHERWISE. STORM DRAIN PIPING 36" IN DIAMETER AND LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS II UNLESS NOTED OTHERWISE.
13. ALL SEWER PIPE SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
14. ALL UTILITY STUBS AND SLEEVING SHALL BE CAPPED OR PLUGGED AND MARKED WITH A 4x4 POST AND BACKFILLED BY CONTRACTOR ONLY AFTER THE ENGINEER'S SURVEYORS RECORD LOCATION AND INVERT OF STUB.
15. JOINTS OF ALL RCP STORM DRAIN PIPE 48" IN DIAMETER AND LARGER SHALL BE GROUTED SMOOTH INSIDE THE PIPE AFTER PLACEMENT OF THE PIPE AND BACKFILL OPERATIONS ARE COMPLETE.
16. THE CONTRACTOR MUST VERIFY LOCATION OF SEWER LATERAL AT BUILDING BEFORE INSTALLING "WYE" OR CONSTRUCTING LATERAL. LOCATIONS ON DRAWINGS ARE NOT CERTAIN AND MUST BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION.
17. UTILITY BURIAL DEPTH SHALL BE PER LOCAL JURISDICTION REQUIREMENTS.

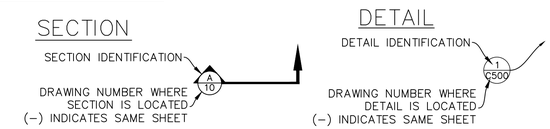
SPECIAL INSPECTIONS PER IBC 1704

1. INSPECT AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE TEMPERATURE OF THE CONCRETE; CONTINUOUS, SEE ASTM C172; ASTM C31; ASTM 318:5.6, 5.8; IBC 1913.10.
2. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY; PERIODIC.
3. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL; PERIODIC.
4. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS; PERIODIC.
5. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL; CONTINUOUS.
6. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY; PERIODIC.

ABBREVIATIONS

APPX	APPROXIMATE	NTS	NOT TO SCALE
BEG	BEGIN	OC, O.C.	ON CENTER
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BOT	BOTTOM	PL, ℙ	PROPERTY LINE OR PLATE
BW, BOW	BOTTOM OF WALL	PC	POINT OF CURVE
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CL, ℄	CENTERLINE	PI	POINT OF INTERSECTION
CFS	CUBIC FEET PER SECOND	P.I. (P.I.V.)	POST INDICATOR (VALVE)
CLR	CLEAR	PRC	POINT OF REVERSE CURVE
CMP	CORRUGATED METAL PIPE	PREFAB	PREFABRICATED
CONC	CONCRETE	PSF	POUND PER SQUARE FOOT
CONT	CONTINUOUS	PSI	POUND PER SQUARE INCH
CY	CUBIC YARD	PT	POINT OF TANGENCY
DET	DETAIL	PVI	POINT OF VERTICAL INTERSECTION
DIA, ø	DIAMETER	QTY	QUANTITY
DIM	DIMENSION	R, RAD	RADIUS
DWG	DRAWING	RCP	REINFORCED CONCRETE PIPE
EA	EACH	REF	REFERENCE
EG	EXISTING GRADE	REINF	REINFORCEMENT
EL, ELEV	ELEVATION	REQ'D	REQUIRED
EOA, EA	EDGE OF ASPHALT	SCH	SCHEDULE
EQ	EQUAL	SDMH	STORMDRAIN MANHOLE
EXIST, EX	EXISTING	SECT	SECTION
EXP	EXPANSION	SHT	SHEET
FDN	FOUNDATION	SMH	SEWER MAHHOLE
FG	FINISHED GRADE	SPEC	SPECIFICATION
FH	FIRE HYDRANT	STA	STATION
FL	FLOW LINE	STD	STANDARD
GA	GAGE	SW	SIDEWALK
GALV	GALVANIZED	SYM	SYMMETRICAL
HORIZ	HORIZONTAL	TA, TOA	TOP OF ASPHALT
HP	HIGH POINT	TBC	TOP BACK OF CURB
IB	INLET BOX	TBW	TOP BACK OF WALK
ID	INSIDE DIAMETER	TFW	TOP FACE OF WALK
IE	INVERT ELEVATION	TC, TOC	TOP OF CONCRETE
INV	INVERT	TOP	TOP
LB	POUND	TW, TOW	TOP OF WALL
LP	LOW POINT	TYP	TYPICAL
MATL	MATERIAL	UNO	UNLESS NOTED OTHERWISE
MAX	MAXIMUM	VC	VERTICAL CURVE
MIN	MINIMUM	VERT	VERTICAL
MISC	MISCELLANEOUS	W/	WITH
MFR	MANUFACTURER	W/O	WITHOUT
MWSEL	MAX WATER SURFACE ELEV.	WS	WATER SURFACE
NIC, N.I.C.	NOT IN CONTRACT	YD	YARD

DETAIL AND SECTION SYMBOLS



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OWNER: EC HOLDINGS, LLC

DAVENPORT, IOWA
MY PLACE HOTEL

COMMERCE BLVD. & PROGRESS DRIVE

LEGAL DESC.: LOT 1 & 2, TERRACE RIDGE EIGHTH ADD.

811 Know what's below. Call before you dig.

Rev.	Date	Comment
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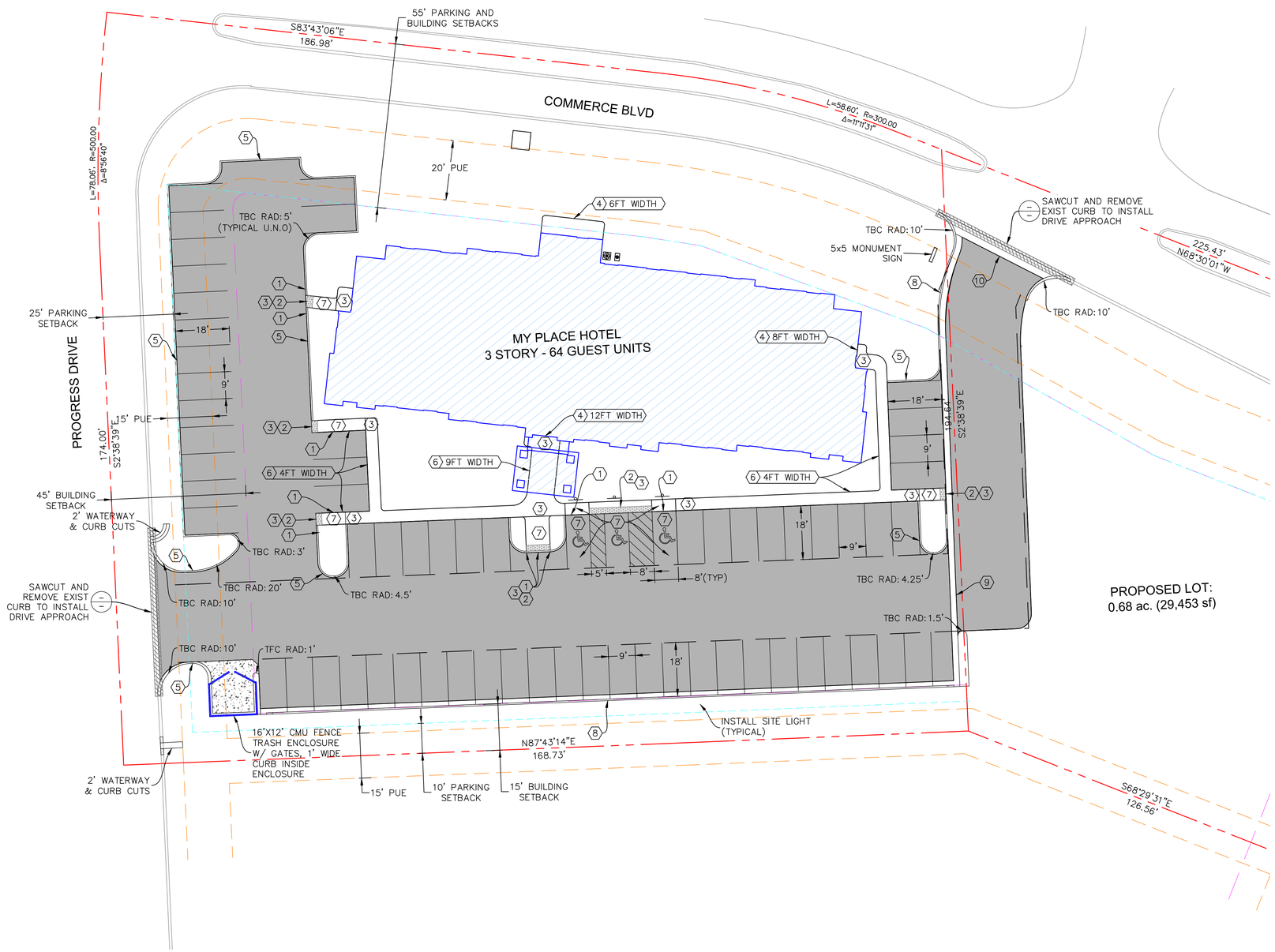
DRAWN BY: bma
DESIGN BY: cbl
ORIG. ISSUE DATE: 8/7/17

PROFESSIONAL ENGINEER
CRAIG B. LARSEN
No. 21887
IOWA

8/7/2017 12:54:15 PM

CIVIL NOTES

C001



LEGEND

- PROPERTY LINE OF INTEREST
- PARKING OFFSET REQ'T
- BUILDING OFFSET REQ'T
- RESTRICTED-ACCESS LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EASEMENT TO BE ABANDONED
- PROPOSED EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED SIGNAGE
- EXISTING SIGNAGE
- CAR CHARGER (GENERIC & TESLA)
- SURVEY CONTROL
- FLEXIBLE PAVEMENT (1 / C501)
- RIGID PAVEMENT (2 / C501)
- INTERIOR PARKING LANDSCAPING
- REMOVE EXISTING CONCRETE
- EXISTING CONCRETE
- PAVEMENT PATCHING, SEE C200
- EXISTING TREE

KEY TAGS:

1. TRANSITION FROM 6" CURB TO FLUSH (LOWBACK) OVER 24" OR NEAREST P.C. UNLESS PARALLEL TO ADA RAMP; TRANSITION TO FOLLOW RAMP SLOPE AT ADA RAMPS.
2. LOWBACK CURB, INSTALL TRUNCATED DOMES PER ADA REQUIREMENTS ALONG ENTIRE PORTION OF LOWBACK CURB.
3. ADA LANDING: SLOPE TO BE LESS THAN 2% IN ANY DIRECTION; WIDTH TO BE AT LEAST AS WIDE AS WIDEST ADJACENT RAMP OR SIDEWALK; LENGTH TO BE 60" MIN.
4. INSTALL CRITICAL SIDEWALK PANEL ADJACENT TO BUILDING (X / XXX)
5. INSTALL CURB WALL (X / XXX)
6. INSTALL SIDEWALK, WIDTH PER PLAN, USE THICKENED EDGE ADJACENT TO ASPHALT & CONCRETE PAVING (X / XXX) (X / XXX)
7. INSTALL ADA STALLS &/OR RAMPS (X / XXX) (X / XXX)
8. INSTALL CURB & GUTTER, PROVIDE CURB CUT @ (1) (X / XXX)
9. INSTALL 24" WATERWAY
10. INSTALL 48" WATERWAY

SCALE (FT)

0 20 40 60

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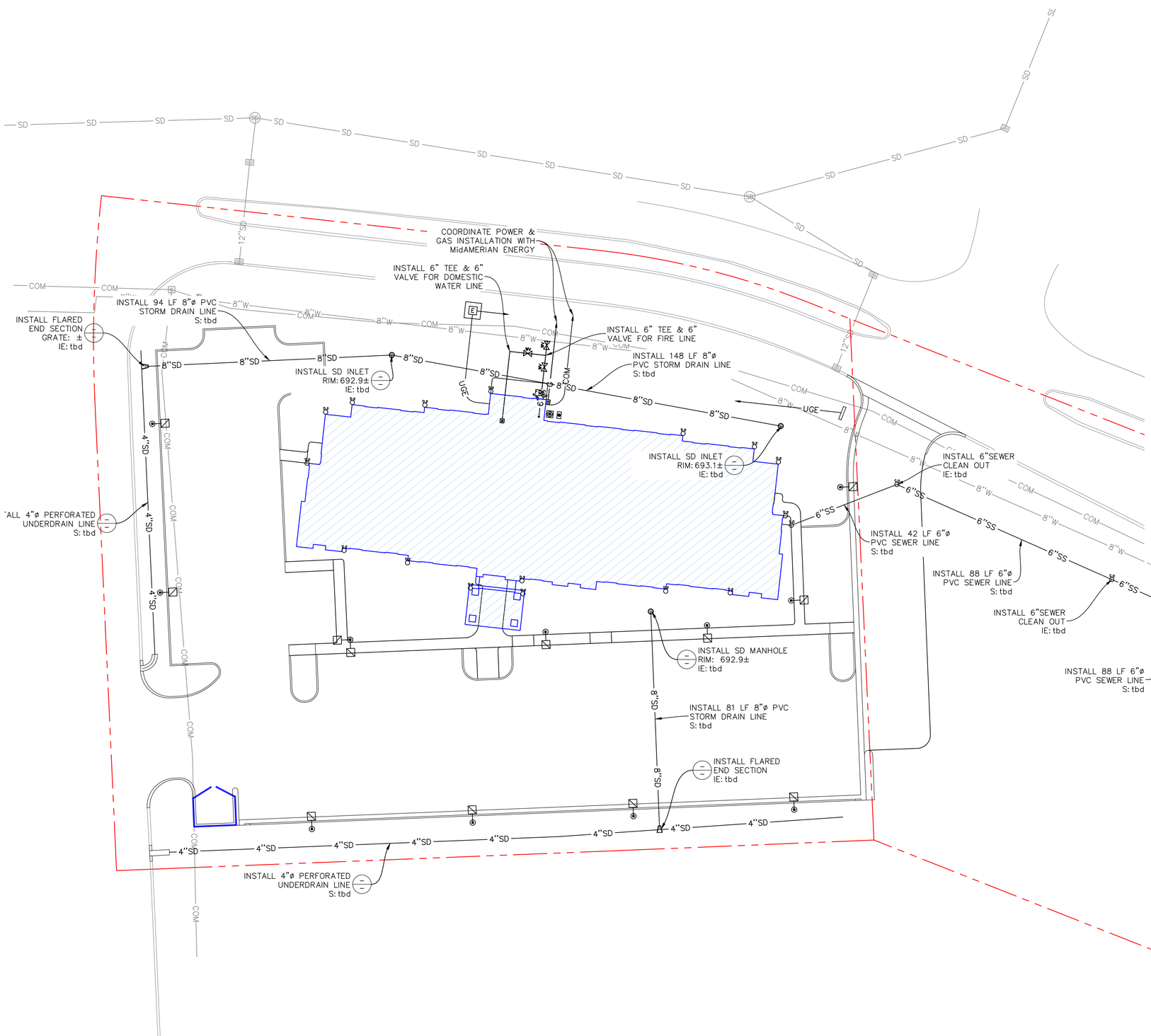
SITE PLAN

C100



LEGEND

PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN (OUTLET TO LANDSCAPING)
		CLEANOUT
		SANITARY SEWER MANHOLE
		ELECTRICAL/TRANSFORMER BOX
		FIRE HYDRANT
		WATER METER
		WATER VALVE/POST INDICATOR VALVE
		FIRE DEPT. CONNECTION
		SITE LIGHT
		POWER POLE
		PAVEMENT PATCHING

KEY TAGS:

1. INSTALL SD CLEANOUT (C500)
2. INSTALL DOWNSPOUT CONNECTION (1/C500)
3. INSTALL SS CLEANOUT (C500)

GENERAL UTILITY NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES FOR UTILITY MARKING. DIAL 811.
2. CONTRACTOR SHALL FOLLOW GUIDELINES & RECOMMENDATIONS OF PROJECT GEOTECHNICAL INVESTIGATION & ALL ADDENDUMS.
3. ALL UTILITY INSTALLATIONS SHALL BE DONE PER LOCAL JURISDICTION AND AGENCY REQUIREMENTS & SPECIFICATIONS.

SCALE (FT)

0 20 40 60

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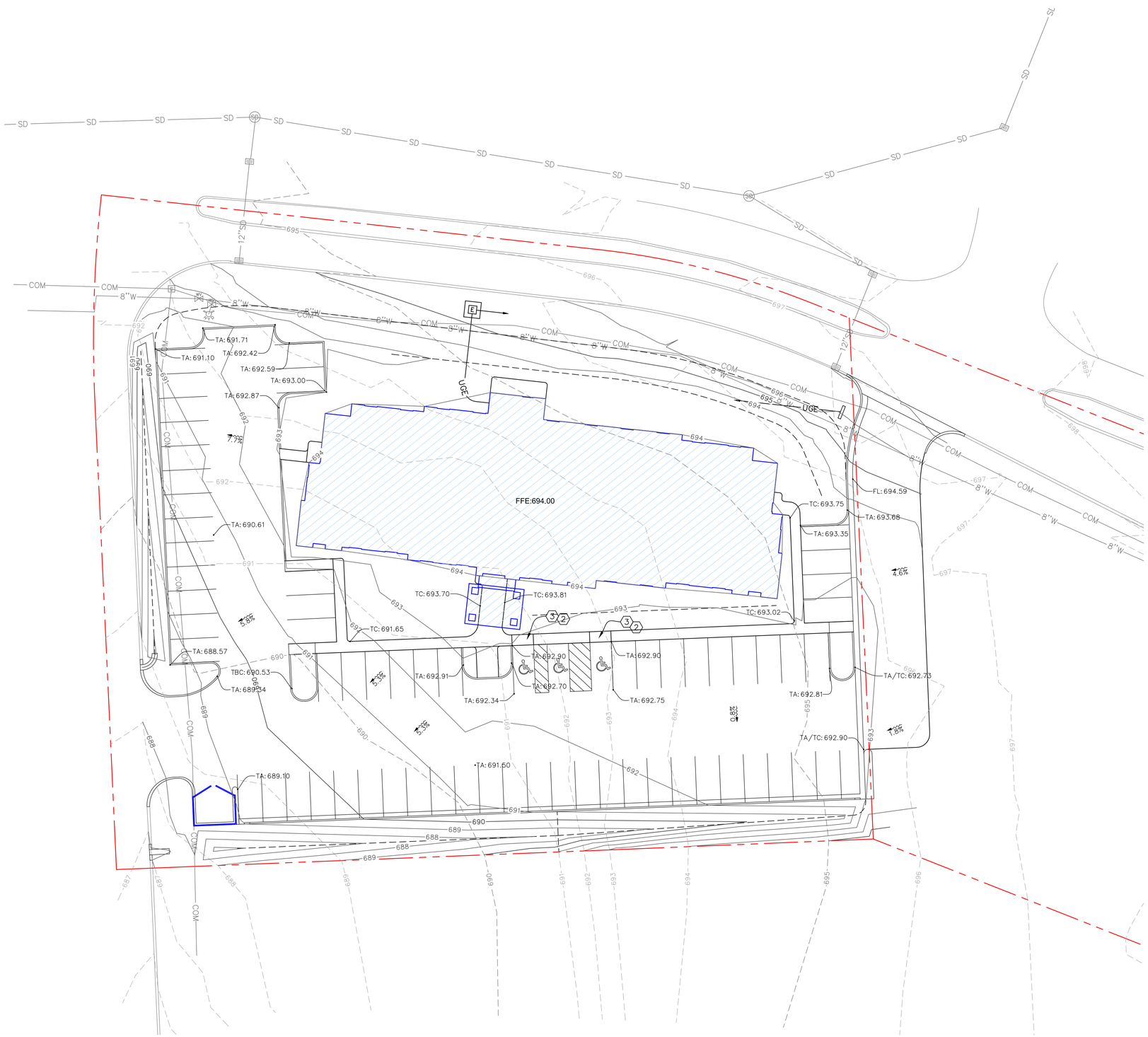
UTILITY PLAN

C200



LEGEND

PROPOSED	EXISTING	
4650	4650	MAJOR CONTOUR
4649	4649	MINOR CONTOUR
		BUILDING/STRUCTURE
		CURB, GUTTER
		PROPERTY LINE
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION
		ROOF DRAIN
		CLEANOUT
		GRADE BREAK LINE/CONVERGENCE POINT
		50 YR. STORM WATER SURFACE

KEY TAGS:

1. TRANSITION FROM 6" CURB TO FLUSH (LOWBACK) OVER 24" OR NEAREST P.C. UNLESS PARALLEL TO ADA RAMP; TRANSITION TO FOLLOW RAMP SLOPE AT ADA RAMPS.

2. LOWBACK CURB, INSTALL TRUNCATED DOMES PER ADA REQUIREMENTS ALONG ENTIRE PORTION OF LOWBACK CURB.

3. ADA LANDING: SLOPE TO BE LESS THAN 2% IN ANY DIRECTION; WIDTH TO BE AT LEAST AS WIDE AS WIDEST ADJACENT RAMP OR SIDEWALK; LENGTH TO BE 60" MIN.

SCALE (FT)

0 20 40 60

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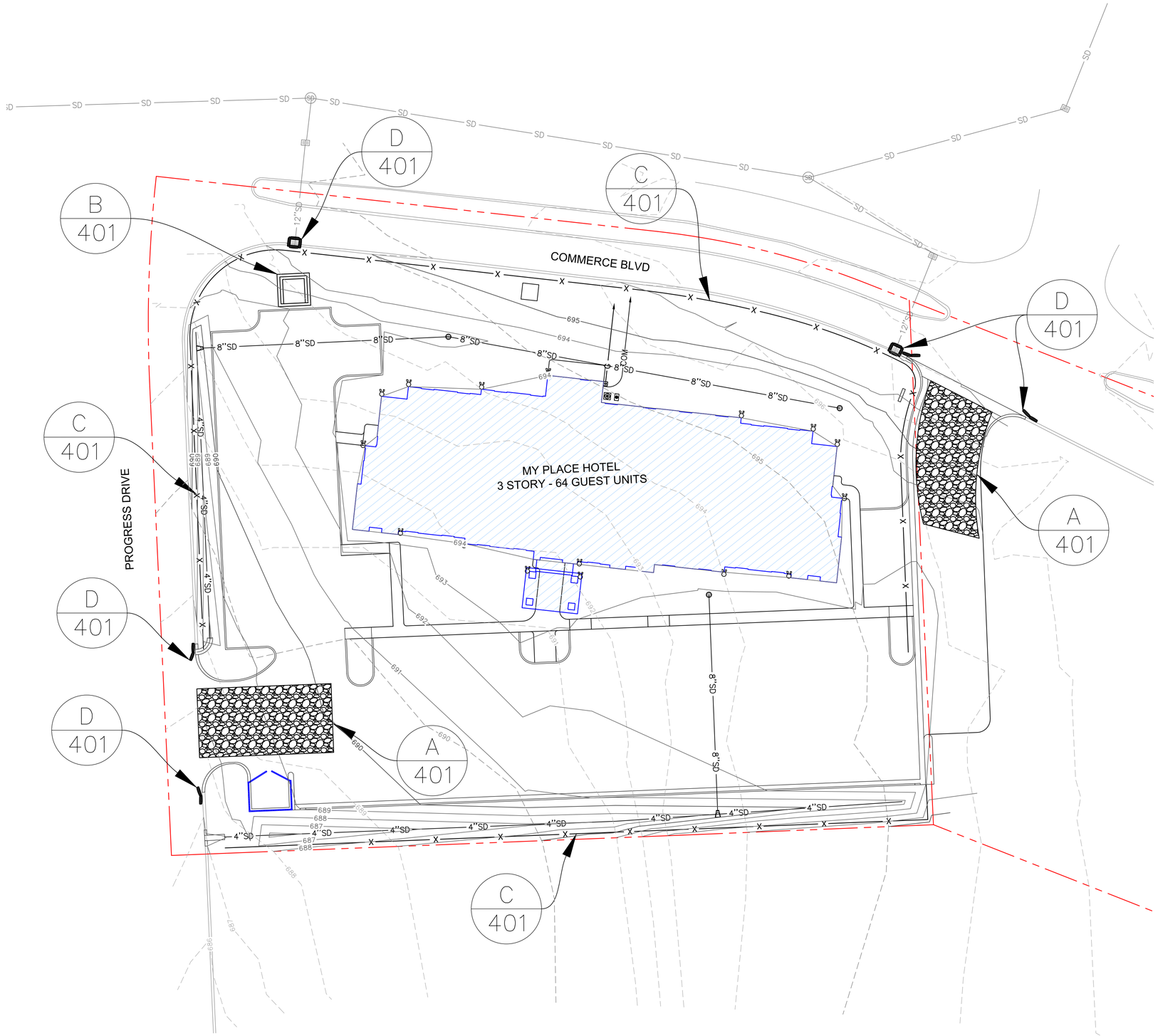
GRADING PLAN
C300



LEGEND

PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
		PROPERTY LINE
1775	1775	MAJOR CONTOUR
1776	1776	MINOR CONTOUR
X		STRAW WADDLE/SILT FENCE
		STRAW BAIL
		GRAVEL BAG
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION

SCALE (FT)

0 30 60 90

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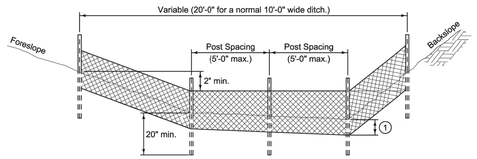
No. 21887
IOWA

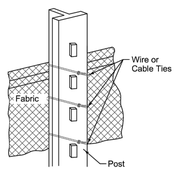
8/7/2017 12:55:47 PM

SWPPP

C400



TYPICAL SILT FENCE DITCH CHECK



ATTACHMENT TO POST

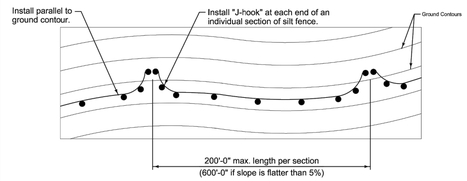
1 Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

FIGURE 9040.119 | SHEET 1 OF 2

SUDAS | REVISION 2 | 10-21-14 | 9040.119 | SHEET 1 of 2

SUDAS Standard Specifications

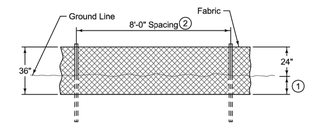
SILT FENCE



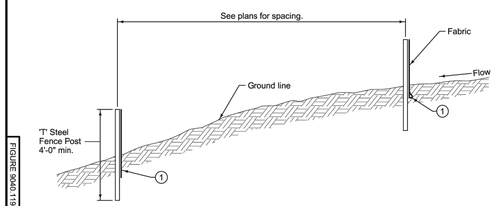
TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Plan View)

1 Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

2 Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Profile View)

FIGURE 9040.119 | SHEET 2 OF 2

SUDAS | REVISION 2 | 10-21-14 | 9040.119 | SHEET 2 of 2

SUDAS Standard Specifications

SILT FENCE

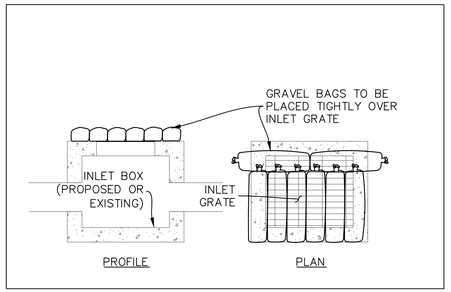
C — STRAW WATTLE, SILTE FENCE OR BALE EROSION CONTROL
NTS

A — CONSTRUCT VEHICLE TRACKING CONTROL ENTRANCE, LOCATION TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY

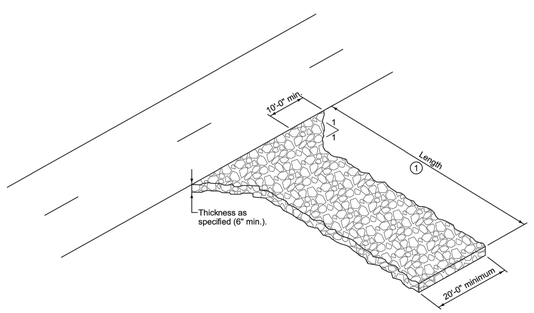
B — CONSTRUCT CONCRETE WASHOUT FACILITY, LOCATION(S) TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY, CLEAN & DISPOSE OF EXCESS MATERIAL AS NECESSARY IN A LAWFUL MANNER

C — INSTALL STRAW WADDLE OR BALE EROSION CONTROL BARRIER AT ALL LOCATIONS WHERE STORMWATER RUNOFF MAY FLOW OFF-SITE

D — PLACE GRAVEL BAGS & INLET PROTECTION, OVER PROPOSED & EXISTING INLETS & STREET GUTTERS UNTIL COMPLETION OF SITE CONSTRUCTION & LANDSCAPING (TYP. ALL INLETS)



D — GRAVEL BAGS
NTS



1 Entrance length: 50 foot minimum (30 foot for single family residential), or as specified in the contract documents. Length of entrance may be increased if sediment track-out occurs.

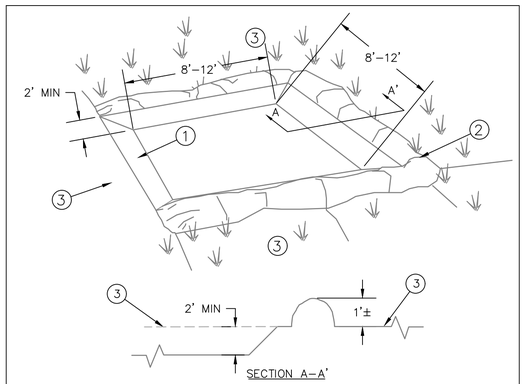
FIGURE 9040.120 | SHEET 1 OF 1

SUDAS | REVISION 2 | 10-21-14 | 9040.120 | SHEET 1 of 1

SUDAS Standard Specifications

STABILIZED
CONSTRUCTION ENTRANCE

A — VEHICLE TRACKING CONTROL
NTS



1 EXCAVATE 2' DEPTH MIN.

2 EXCAVATED MATERIAL TO FORM BERM ±1'

3 EXISTING GRADE

NOTE:
INSPECT PERIODICALLY AND CLEAN OUT CONCRETE BEFORE IT REACHES THE BOTTOM OF THE EARTH BERM. DISPOSE OF CONCRETE OFF-SITE IN LAWFUL MANNER RESTORE AREA TO ORIGINAL GRADE AT END OF JOB.

B — CONCRETE WASHOUT BASIN
NTS

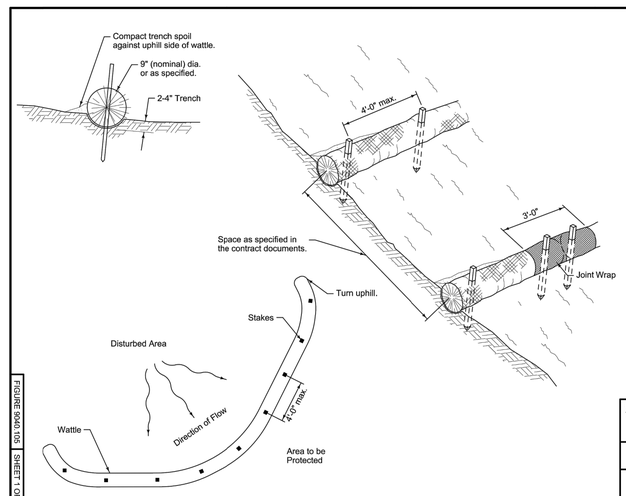


FIGURE 9040.105 | SHEET 1 OF 1

SUDAS | REVISION 2 | 10-21 | 9040.10 | SHEET 1 of 1

SUDAS Standard Specifications

WATTLE

C — STRAW WATTLE, SILTE FENCE OR BALE EROSION CONTROL
NTS

LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
605.725.5257

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OWNER: EC HOLDINGS, LLC

DAVENPORT,
IOWA
MY PLACE HOTEL

COMMERCE BLVD. &
PROGRESS DRIVE

LEGAL DESC.: LOT 1 & 2,
TERRACE RIDGE EIGHTH ADD.

811 Know what's below. Call before you dig.

Rev.	Date	Comment
-	-	-

DRAWN BY: bma
DESIGN BY: cbl
ORIG. ISSUE DATE: 8/7/17

PROFESSIONAL ENGINEER
CRAIG B. LARSEN
No. 21887
IOWA

8/7/2017 12:56:03 PM

SWPPP
DETAILS
C401

PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN (OUTLET TO LANDSCAPING)
		CLEANOUT
		SANITARY SEWER MANHOLE
		ELECTRICAL/TRANSFORMER BOX
		FIRE HYDRANT
		WATER METER
		WATER VALVE
		SITE LIGHT

REFERENCE NOTES

SYMBOL	DESCRIPTION	QTY
1	PLANTER BED WITH 3/4" COLORED GRAVEL OVER WEED FABRIC	5,391 sf
2	GRASS SOD	10,287 sf
3	STORMWATER SWALE WITH WETLAND VEGETATION INCLUDING RUSHES, SEDGES, AND OTHER NATIVE SPECIES LISTED IN THE DAVENPORT STORMWATER MANUAL	3,366 sf
4	6" BLACK METAL EDGING	

CONCEPT PLANT SCHEDULE

SMALL FLOWERING TREE -	5
STREET TREE -	7
PARKING LOT TREE -	14
MEDIUM SHRUB -	20
SMALL SHRUB -	39
PERENNIAL 1 -	50
PERENNIAL 2 -	58
PERENNIAL 3 -	33
ORNAMENTAL GRASS -	63

NOTES:

EXISTING TOP SOIL SHALL BE STOCKPILED AND USED FOR ALL PROPOSED LANDSCAPE AREAS.

PARKING LOT TREES REQUIRED: 14
PARKING LOT TREES PROVIDED: 14

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605.725.5257

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DEVELOPER:

DAVENPORT, IOWA
MY PLACE HOTEL

ADDRESS

811 Know what's below. Call before you dig.

Rev.	Date	Comment

DRAWN BY: S. PEADEN
DESIGN BY: J. YOUNG
ORIG. ISSUE DATE: 8/3/17

PROFESSIONAL ENGINEER
CRAIG B. LARSEN
No. 21987
IOWA

8/7/2017 12:56:03 PM

LANDSCAPE SITE PLAN
L-101

GENERAL NOTES

A. SEE A110 SERIES SHEETS FOR WALL TYPES INDICATION PLANS

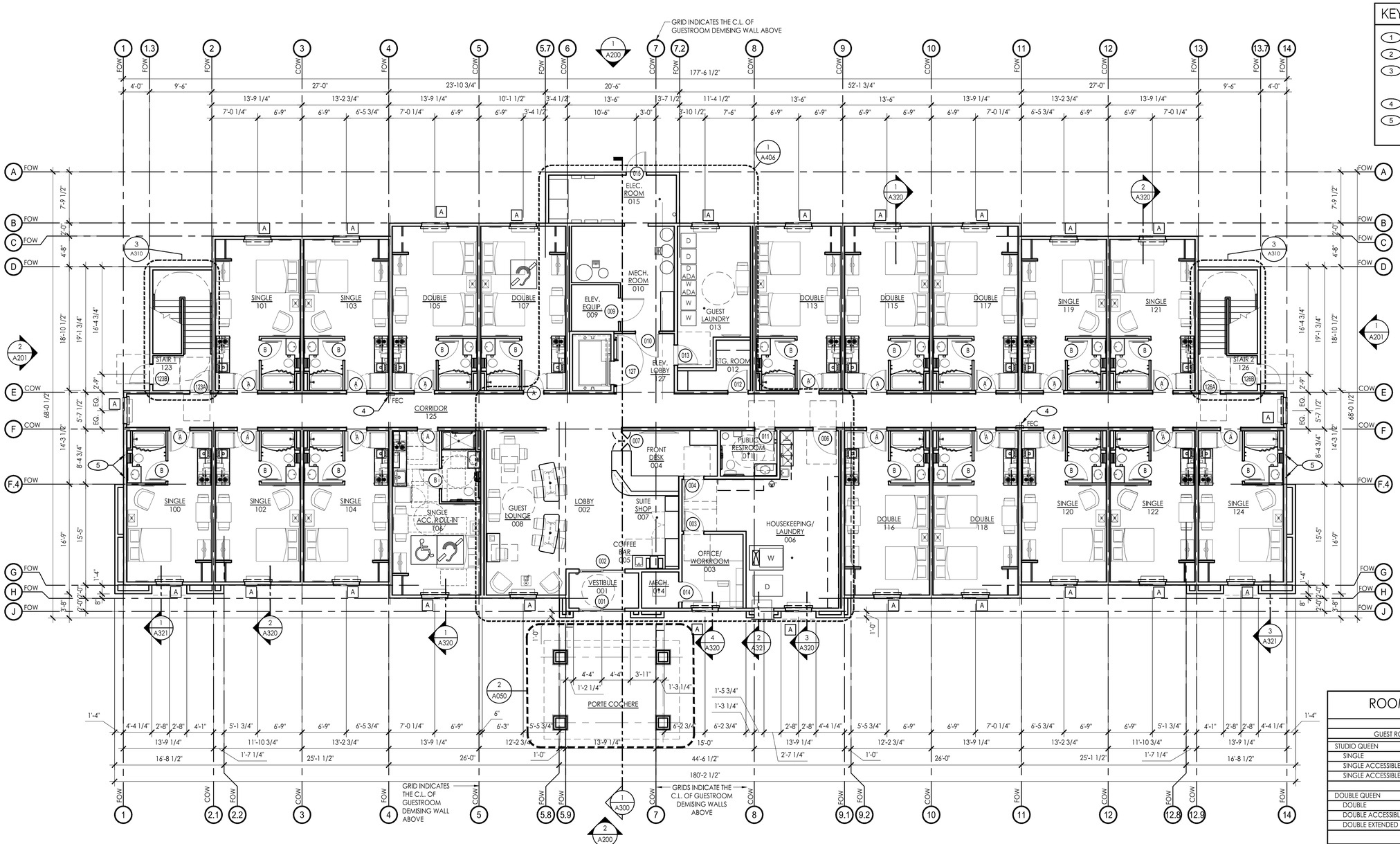
B. SEE A400 SERIES SHEETS FOR ENLARGED GUESTROOM PLANS

C. SEE SHEET A700 FOR DOOR AND WINDOW TYPES

D. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

KEYNOTES

1. REFRIGERATOR. SEE SPECIFICATIONS
2. FREEZER. SEE SPECIFICATIONS
3. ARTWORK GROUP #10. MOUNT 62" A.F.F TO ℄ OF ARTWORK. SEE MPHOA SPECIFICATIONS
4. RECESSED FEC CABINET. SEE DETAIL 6/A600
5. PROVIDE CLOSED-CELL SPRAY FOAM INSULATION TO PROTECT PLUMBING RISERS. SEE PLUMBING DRAWINGS FOR EXACT LOCATIONS



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ROOM DISTRIBUTION MATRIX

GUEST ROOMS	FLOOR LEVEL 1	2	3	TOTALS
STUDIO QUEEN				
SINGLE	10	10	10	30
SINGLE ACCESSIBLE ROLL-IN	1	0	0	1
SINGLE ACCESSIBLE	0	1	0	1
DOUBLE QUEEN				
DOUBLE	7	9	10	26
DOUBLE ACCESSIBLE	0	1	1	2
DOUBLE EXTENDED	0	2	2	4
TOTAL ACCESSIBLE REQUIRED (TUB)				3
TOTAL ACCESSIBLE PROVIDED (TUB)	0	2	1	3
TOTAL ACCESSIBLE REQUIRED (ROLL-IN)				1
TOTAL ACCESSIBLE PROVIDED (ROLL-IN)	1	0	0	1
TOTAL HEARING IMPAIRED REQUIRED				7
TOTAL HEARING IMPAIRED PROVIDED	2	3	2	7
TOTAL SINGLE	11	11	10	32 (50%)
TOTAL DOUBLE	5	12	13	32 (50%)
TOTAL ROOMS	18	23	23	64

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
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Salt Lake City, Utah 84102
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F: 801.355.6880

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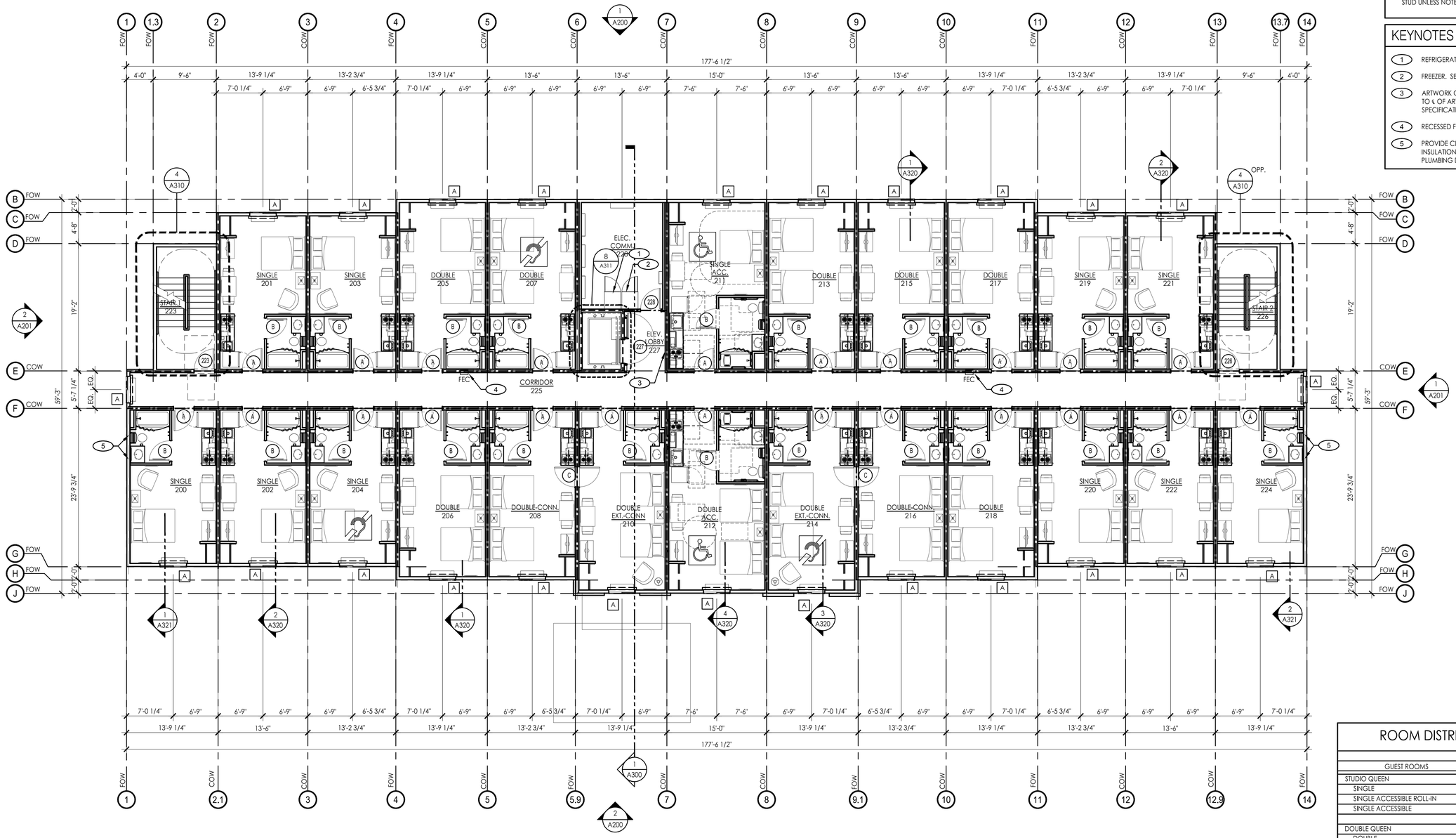
PROJECT: MY PLACE EXTENDED STAY
3 STORY 64 UNIT PROTOTYPE
DAVENPORT, IOWA

DATE:	DESCRIPTION
8/15/17	REVIEW SET

MAIN LEVEL FLOOR PLAN

PROJECT # 17-160.01

SHEET # A101



1 SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. SEE A110 SERIES SHEETS FOR WALL TYPES INDICATION PLANS

B. SEE A400 SERIES SHEETS FOR ENLARGED GUESTROOM PLANS

C. SEE SHEET A700 FOR DOOR AND WINDOW TYPES

D. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

KEYNOTES

1. REFRIGERATOR. SEE SPECIFICATIONS
2. FREEZER. SEE SPECIFICATIONS
3. ARTWORK GROUP #10. MOUNT 62" A.F.F TO ℄ OF ARTWORK. SEE MPHOA SPECIFICATIONS
4. RECESSED FEC CABINET. SEE DETAIL 6/A600
5. PROVIDE CLOSED-CELL SPRAY FOAM INSULATION TO PROTECT PLUMBING RISERS. SEE PLUMBING DRAWINGS FOR EXACT LOCATIONS

ROOM DISTRIBUTION MATRIX

GUEST ROOMS	FLOOR LEVEL 1	2	3	TOTALS
STUDIO QUEEN				
SINGLE	10	10	10	30
SINGLE ACCESSIBLE ROLL-IN	1	0	0	1
SINGLE ACCESSIBLE	0	1	0	1
DOUBLE QUEEN				
DOUBLE	7	9	10	26
DOUBLE ACCESSIBLE	0	1	1	2
DOUBLE EXTENDED	0	2	2	4
TOTAL ACCESSIBLE REQUIRED (TUB)				3
TOTAL ACCESSIBLE PROVIDED (TUB)	0	2	1	3
TOTAL ACCESSIBLE REQUIRED (ROLL-IN)				1
TOTAL ACCESSIBLE PROVIDED (ROLL-IN)	1	0	0	1
TOTAL HEARING IMPAIRED REQUIRED				7
TOTAL HEARING IMPAIRED PROVIDED	2	3	2	7
TOTAL SINGLE	11	11	10	32 (50%)
TOTAL DOUBLE	5	12	13	32 (50%)
TOTAL ROOMS	18	23	23	64

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3 STORY 64 UNIT PROTOTYPE
DAVENPORT, IOWA

DATE:	DESCRIPTION
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SECOND LEVEL FLOOR PLAN

PROJECT # 17-160.01

SHEET # A102

GENERAL NOTES

A. SEE A110 SERIES SHEETS FOR WALL TYPES INDICATION PLANS

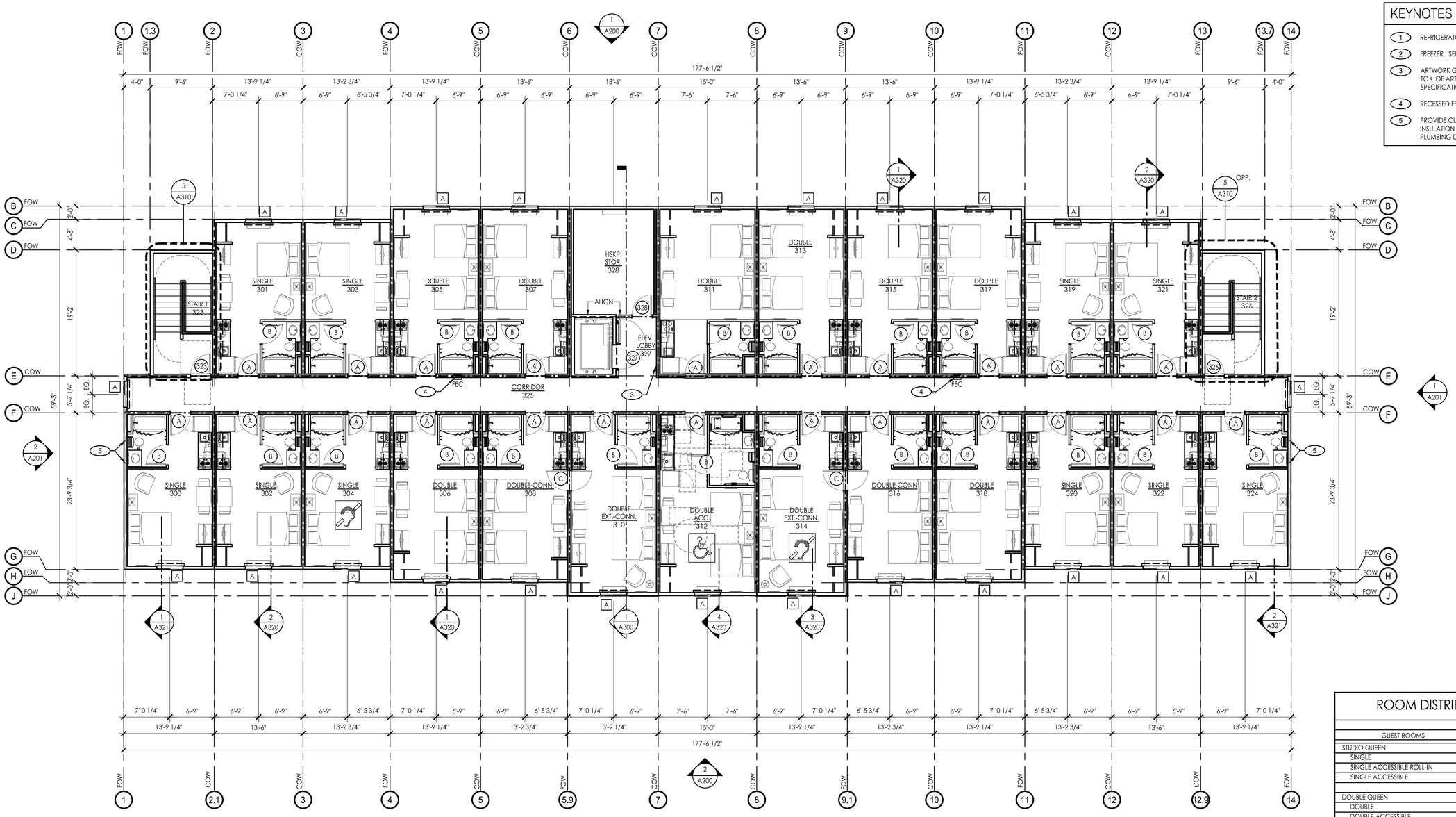
B. SEE A400 SERIES SHEETS FOR ENLARGED GUESTROOM PLANS

C. SEE SHEET A700 FOR DOOR AND WINDOW TYPES

D. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

KEYNOTES

1. REFRIGERATOR. SEE SPECIFICATIONS
2. FREEZER. SEE SPECIFICATIONS
3. ARTWORK GROUP #10. MOUNT 62" A.F.F TO ℄ OF ARTWORK. SEE MPHOA SPECIFICATIONS
4. RECESSED FEC CABINET. SEE DETAIL 6/A600
5. PROVIDE CLOSED-CELL SPRAY FOAM INSULATION TO PROTECT PLUMBING RISERS. SEE PLUMBING DRAWINGS FOR EXACT LOCATIONS



1 THIRD LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ROOM DISTRIBUTION MATRIX

GUEST ROOMS	FLOOR LEVEL 1	2	3	TOTALS
STUDIO QUEEN				
SINGLE	10	10	10	30
SINGLE ACCESSIBLE ROLL-IN	1	0	0	1
SINGLE ACCESSIBLE	0	1	0	1
DOUBLE QUEEN				
DOUBLE	7	9	10	26
DOUBLE ACCESSIBLE	0	1	1	2
DOUBLE EXTENDED	0	2	2	4
TOTAL ACCESSIBLE REQUIRED (TUB)				3
TOTAL ACCESSIBLE PROVIDED (TUB)	0	2	1	3
TOTAL ACCESSIBLE REQUIRED (ROLL-IN)				1
TOTAL ACCESSIBLE PROVIDED (ROLL-IN)	1	0	0	1
TOTAL HEARING IMPAIRED REQUIRED				7
TOTAL HEARING IMPAIRED PROVIDED	2	3	2	7
TOTAL SINGLE	11	11	10	32 (50%)
TOTAL DOUBLE	5	12	13	32 (50%)
TOTAL ROOMS	18	23	23	64

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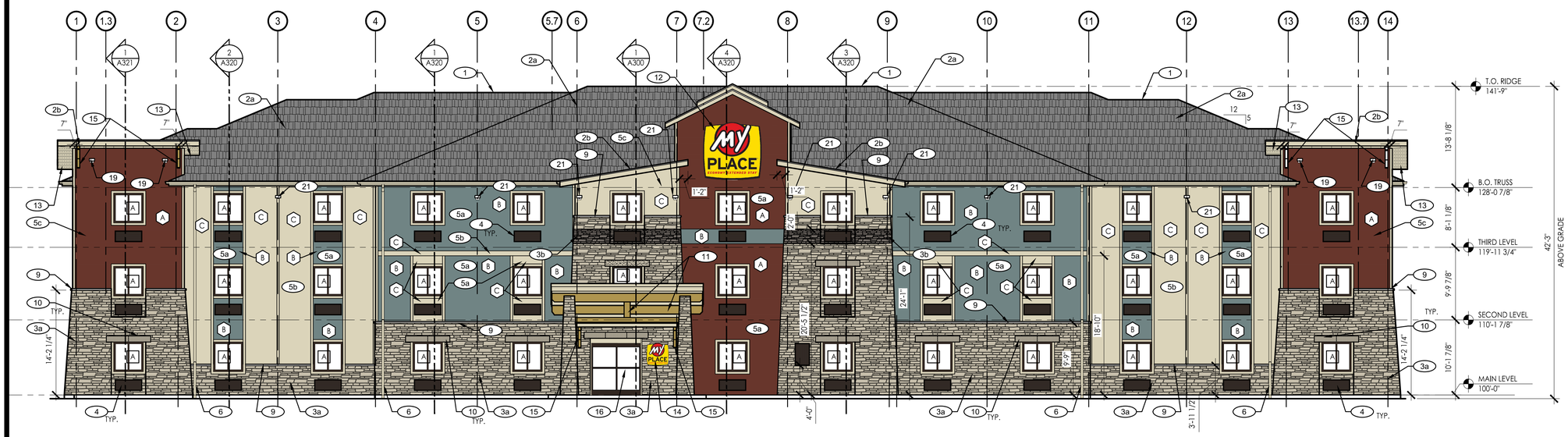
PROJECT:
MY PLACE EXTENDED STAY
3 STORY 64 UNIT PROTOTYPE
DAVENPORT, IOWA

DATE:	DESCRIPTION
8/15/17	REVIEW SET

THIRD LEVEL FLOOR PLAN

PROJECT #
17-160.01

SHEET #
A103



2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1 BACK ELEVATION
SCALE: 1/8" = 1'-0"

COLOR LEGEND

- (A) MATERIAL: EIFS
  COLOR: MATCH JAMES HARDIE COUNTRYLANE RED
- (B) MATERIAL: EIFS
  COLOR: MATCH JAMES HARDIE BOOTHBAY BLUE
- (C) MATERIAL: EIFS
  COLOR: MATCH JAMES HARDIE NAVAJO BEIGE

MATERIAL LEGEND

PROVIDE THE FOLLOWING BASIS OF DESIGN FINISHES OR APPROVED EQUAL PRODUCTS

- ASPHALT SHINGLES
  COLOR: MATCH OWEN'S CORNING ESTATE GRAY
- SINGLE-PLY MEMBRANE ROOF
  COLOR: OWNER TO SELECT
- ADHERED STONE VENEER "A"
  MANUF: HARRISTONE
  STYLE & COLOR: OWNER TO SELECT
- ADHERED STONE VENEER "B"
  MANUF: HARRISTONE
  STYLE & COLOR: OWNER TO SELECT
- EIFS
  COLOR: SEE LEGEND
- DECORATIVE STONE LINTEL
  MANUF: HARRISTONE
  COLOR: OWNER TO SELECT
- SOFFIT PANEL
  EXPOSURE: 16"
  COLOR: COLOR TO MATCH "NAVAJO BEIGE"

COLOR OF ALL FASCIA, TRIM & GUTTERS TO MATCH SOFFIT PANEL

KEYNOTES

1. RIDGE VENT.
2a. ASPHALT SHINGLES. SEE MATERIAL LEGEND.
2b. SINGLE-PLY ROOF MEMBRANE. SEE MATERIAL LEGEND.
3a. ADHERED STONE VENEER "A". SEE MATERIAL LEGEND.
3b. ADHERED STONE VENEER "B". SEE MATERIAL LEGEND.
4. HEATING/COOLING UNIT. VERIFY ROUGH OPENING W/ MANUFACTURER.
5a. EIFS SEE MATERIAL LEGEND.
5b. EIFS SEE MATERIAL LEGEND.
5c. EIFS SEE MATERIAL LEGEND.
6. GUTTER AND DOWNSPOUTS, SIZE, AND LOCATION TO BE DETERMINED BY RUN-OFF CALCULATIONS AND SHOP DRAWINGS. VERIFY DOWNSPOUT DISCHARGE W/ G.C. TO PREVENT WATER FLOWING ACROSS LANDSCAPING OR OVER SIDEWALKS. WHEN REQUIRED, ROUTE DOWNSPOUTS TO STORM SEWER. SEE CIVIL DRAWINGS.
7. EXTERIOR LIGHTING. SEE DETAIL 10/A331.
8. EIFS BAND AT MATERIAL CHANGE AND WINDOW TRIM COLOR. TO MATCH "NAVAJO BEIGE".
9. STONE CAP. COLOR TO MATCH STONE LINTEL. PROVIDE METAL FLASHING. PAINT TO MATCH STONE LINTEL. TO RUN BEHIND SIDING AND OVER STONE CAP.
10. STONE DECORATIVE LINTEL (10"x72").
11. ROUGH-SAWN TIMBER BEAMS. CLEAR COAT FINISH.
12. 8'-0" MY PLACE BUILDING SIGN. FURNISHED BY OTHERS UNDER SEPARATE PERMIT.
13. SOFFIT PANEL. INSTALL VENT PANELS AS INDICATED ON ROOF PLAN. SEE MATERIAL LEGEND.
14. 3'-0" MY PLACE BUILDING SIGN. FURNISHED BY OTHERS UNDER SEPARATE PERMIT.
15. WOOD DECORATIVE BRACKET. SEE DETAIL 1/A331. CLEAR COAT FINISH TO MATCH TIMBER BEAMS.
16. DOOR. AS SCHEDULED.
17. 7'-0" MY PLACE BUILDING SIGN. FURNISHED BY OTHERS UNDER SEPARATE PERMIT.
18. ROOF PARAPET SCUPPER DRAIN.
19. BUILDING MOUNTED FLOOD LIGHTING. MOUNT AT 32'-0" AFF. SEE DETAIL 11/A331.
20. BUILDING ADDRESS. INSTALL PER LOCAL REGULATIONS.
21. BUILDING MOUNTED FLOOD LIGHTING. MOUNT AT 27'-0" AFF. SEE DETAIL 11/A331.

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
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Salt Lake City, Utah 84102
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PROJECT:
MY PLACE EXTENDED STAY
3 STORY 64 UNIT PROTOTYPE
DAVENPORT, IOWA

DATE:	DESCRIPTION
8/15/17	REVIEW SET

EXTERIOR ELEVATIONS-URBAN

PROJECT # 17-160.01

SHEET # A200

COLOR LEGEND

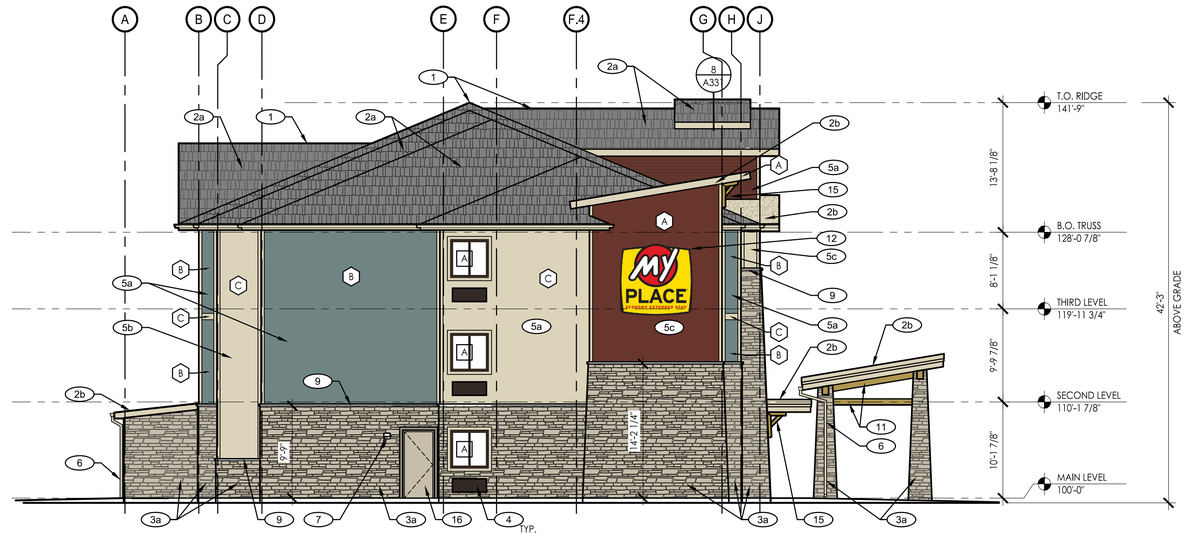
- (A) MATERIAL: EIFS
  COLOR: MATCH JAMES HARDIE COUNTRYLANE RED
- (B) MATERIAL: EIFS
  COLOR: MATCH JAMES HARDIE BOOTHBAY BLUE
- (C) MATERIAL: EIFS
  COLOR: MATCH JAMES HARDIE NAVAJO BEIGE

MATERIAL LEGEND

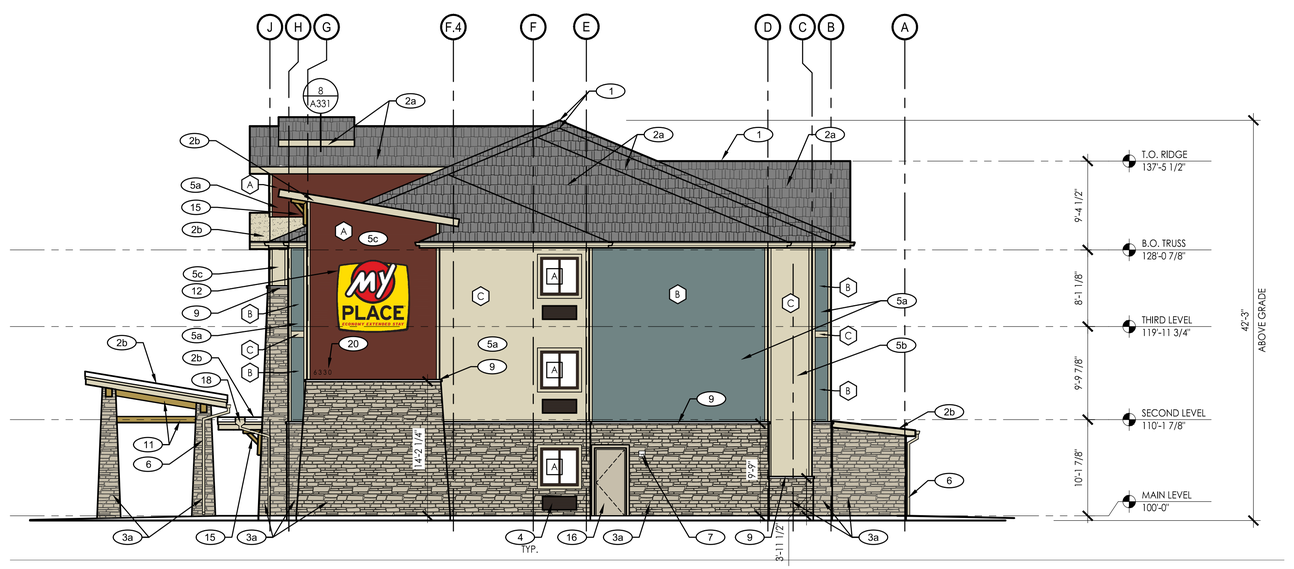
PROVIDE THE FOLLOWING BASIS OF DESIGN FINISHES OR APPROVED EQUAL PRODUCTS

- ASPHALT SHINGLES
  COLOR: MATCH OWEN'S CORNING ESTATE GRAY
- SINGLE-PLY MEMBRANE ROOF
  COLOR: OWNER TO SELECT
- ADHERED STONE VENEER "A"
  MANUF: HARRISTONE
  STYLE & COLOR: OWNER TO SELECT
- ADHERED STONE VENEER "B"
  MANUF: HARRISTONE
  STYLE & COLOR: OWNER TO SELECT
- EIFS
  COLOR: SEE LEGEND
- DECORATIVE STONE LINTEL
  MANUF: HARRISTONE
  COLOR: OWNER TO SELECT
- SOFFIT PANEL
  EXPOSURE: 16"
  COLOR: COLOR TO MATCH "NAVAJO BEIGE"

COLOR OF ALL FASCIA, TRIM & GUTTERS TO MATCH SOFFIT PANEL



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES

1. RIDGE VENT.
2a. ASPHALT SHINGLES. SEE MATERIAL LEGEND.
2b. SINGLE-PLY ROOF MEMBRANE. SEE MATERIAL LEGEND.
3a. ADHERED STONE VENEER "A". SEE MATERIAL LEGEND.
3b. ADHERED STONE VENEER "B". SEE MATERIAL LEGEND.
4. HEATING/COOLING UNIT. VERIFY ROUGH OPENING W/ MANUFACTURER.
5a. EIFS SEE MATERIAL LEGEND.
5b. EIFS SEE MATERIAL LEGEND.
5c. EIFS SEE MATERIAL LEGEND.
6. GUTTER AND DOWNSPOUTS, SIZE, AND LOCATION TO BE DETERMINED BY RUN-OFF CALCULATIONS AND SHOP DRAWINGS. VERIFY DOWNSPOUT DISCHARGE W/ G.C. TO PREVENT WATER FLOWING ACROSS LANDSCAPING OR OVER SIDEWALKS. WHEN REQUIRED, ROUTE DOWNSPOUTS TO STORM SEWER. SEE CIVIL DRAWINGS.
7. EXTERIOR LIGHTING. SEE DETAIL 10/A331.
8. EIFS BAND AT MATERIAL CHANGE AND WINDOW TRIM COLOR. TO MATCH "NAVAJO BEIGE".
9. STONE CAP. COLOR TO MATCH STONE LINTEL. PROVIDE METAL FLASHING. PAINT TO MATCH STONE LINTEL. TO RUN BEHIND SIDING AND OVER STONE CAP.
10. STONE DECORATIVE LINTEL (10"x7'2").
11. ROUGH-SAWN TIMBER BEAMS. CLEAR COAT FINISH.
12. 8'-0" MY PLACE BUILDING SIGN. FURNISHED BY OTHERS UNDER SEPARATE PERMIT.
13. SOFFIT PANEL. INSTALL VENT PANELS AS INDICATED ON ROOF PLAN. SEE MATERIAL LEGEND.
14. 3'-0" MY PLACE BUILDING SIGN. FURNISHED BY OTHERS UNDER SEPARATE PERMIT.
15. WOOD DECORATIVE BRACKET. SEE DETAIL 1/A331. CLEAR COAT FINISH TO MATCH TIMBER BEAMS.
16. DOOR, AS SCHEDULED.
17. 7'-0" MY PLACE BUILDING SIGN. FURNISHED BY OTHERS UNDER SEPARATE PERMIT.
18. ROOF PARAPET SCUPPER DRAIN.
19. BUILDING MOUNTED FLOOD LIGHTING. MOUNT AT 32'-0" AFF. SEE DETAIL 11/A331.
20. BUILDING ADDRESS. INSTALL PER LOCAL REGULATIONS.
21. BUILDING MOUNTED FLOOD LIGHTING. MOUNT AT 27'-0" AFF. SEE DETAIL 11/A331.

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
510 South 600 East
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PROJECT:
MY PLACE EXTENDED STAY
3 STORY 64 UNIT PROTOTYPE
DAVENPORT, IOWA

DATE:	DESCRIPTION
8/15/17	REVIEW SET

EXTERIOR ELEVATIONS-URBAN

PROJECT # 17-160.01

SHEET # A201

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
9/5/2017

Subject:
Case No. REZ17-08: Aaron Christopher on behalf of Palmer College of Chiropractic to rezone 38.65 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-O” Office-Shop District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District.

Relationship to Goals:
Strengthen the Existing Built Environment.

Background:
Please see attached staff report.

ATTACHMENTS:

Type	Description
Backup Material	REZ17-08 - Final Staff Report
Backup Material	PID Land Use Plan
Backup Material	PID Written Narrative
Backup Material	Public Hearing Notice, Map and Noticed Owners
Backup Material	Correspondence (In Favor - Opposes)

REVIEWERS:

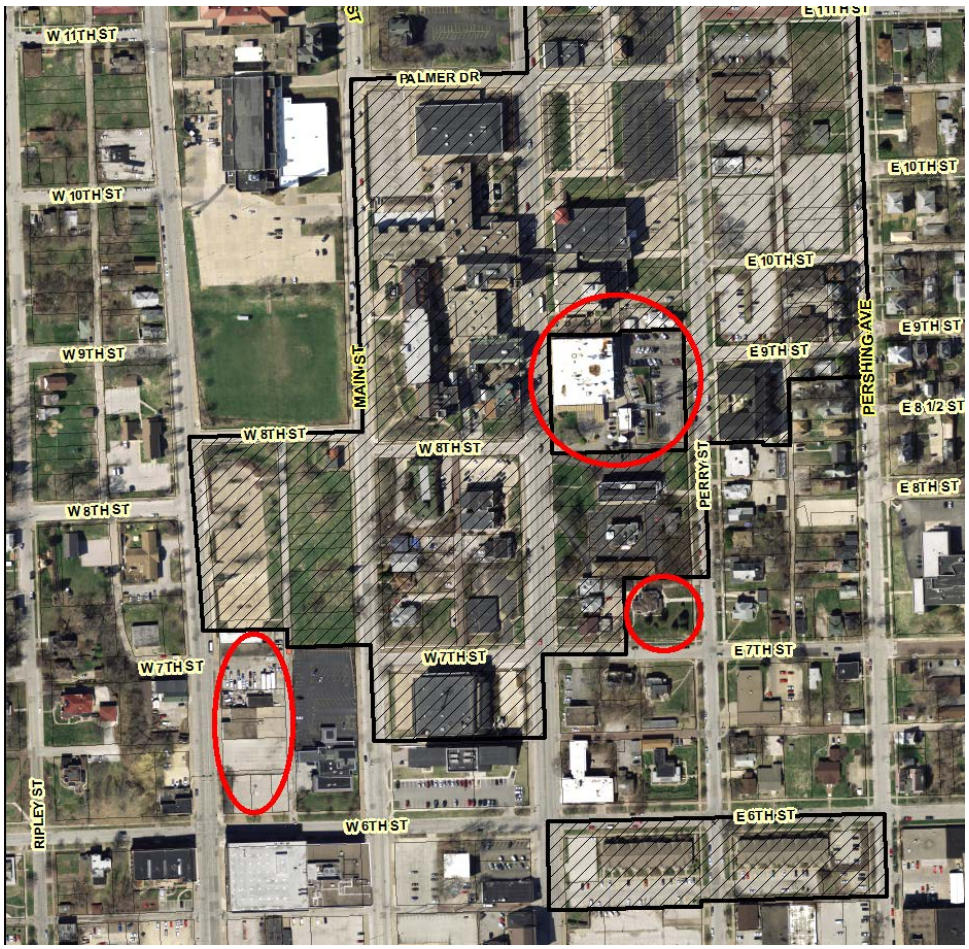
Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/1/2017 - 2:40 PM

City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

Meeting Date: September 5, 2017
Request: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-O" Office-Shop District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District.
Location: Harrison Street and Pershing Avenue and between East 12th and East 5th Streets
Case No.: REZ17-08
Applicant: Aaron Christopher on behalf of Palmer College of Chiropractic

Update:

Since the initial request, Palmer College of Chiropractic withdrew a portion of its "PID" Planned Institutional District request as indicated in red below. Palmer College of Chiropractic did not own these properties.



Recommendation:

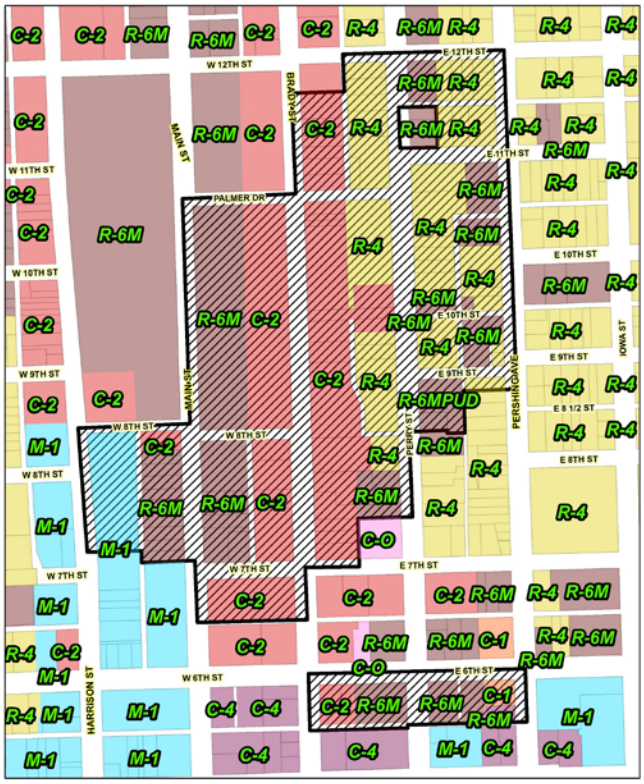
Staff recommends that the Plan and Zoning Commission table the REZ17-08 until a disparate impact analysis has been completed.

Introduction:

Case No. REZ17-08: Aaron Christopher on behalf of Palmer College of Chiropractic to rezone 38.65 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-O” Office-Shop District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District.

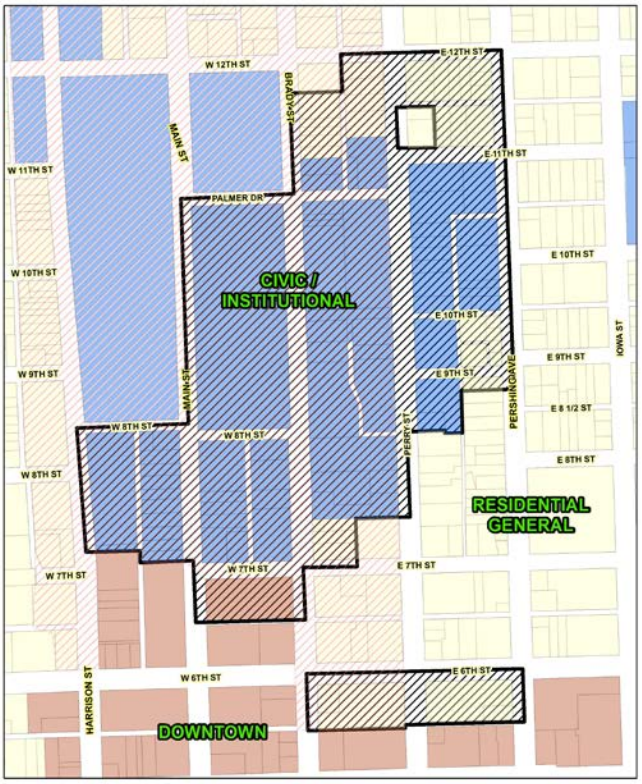
AREA CHARACTERISTICS:

Zoning Map



Subject Property

Land Use Map



Subject Property

Background:

Comprehensive Plan:
Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Civic and Institutional, Residential General and Downtown.

- Civic / Institutional (CI) – Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

- Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

- Downtown (DT) – the original center of the City, marked by historical buildings, regional cultural attractions, large scale single-purpose or mixed-use developments, government or institutional centers. Development in DT shall be governed by detailed design guidelines marked by high quality design and building materials, set in an environment that is supportive of all transportation modes, including pedestrian.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed use would comply with the Davenport 2035 proposed land use section.

Technical Review:

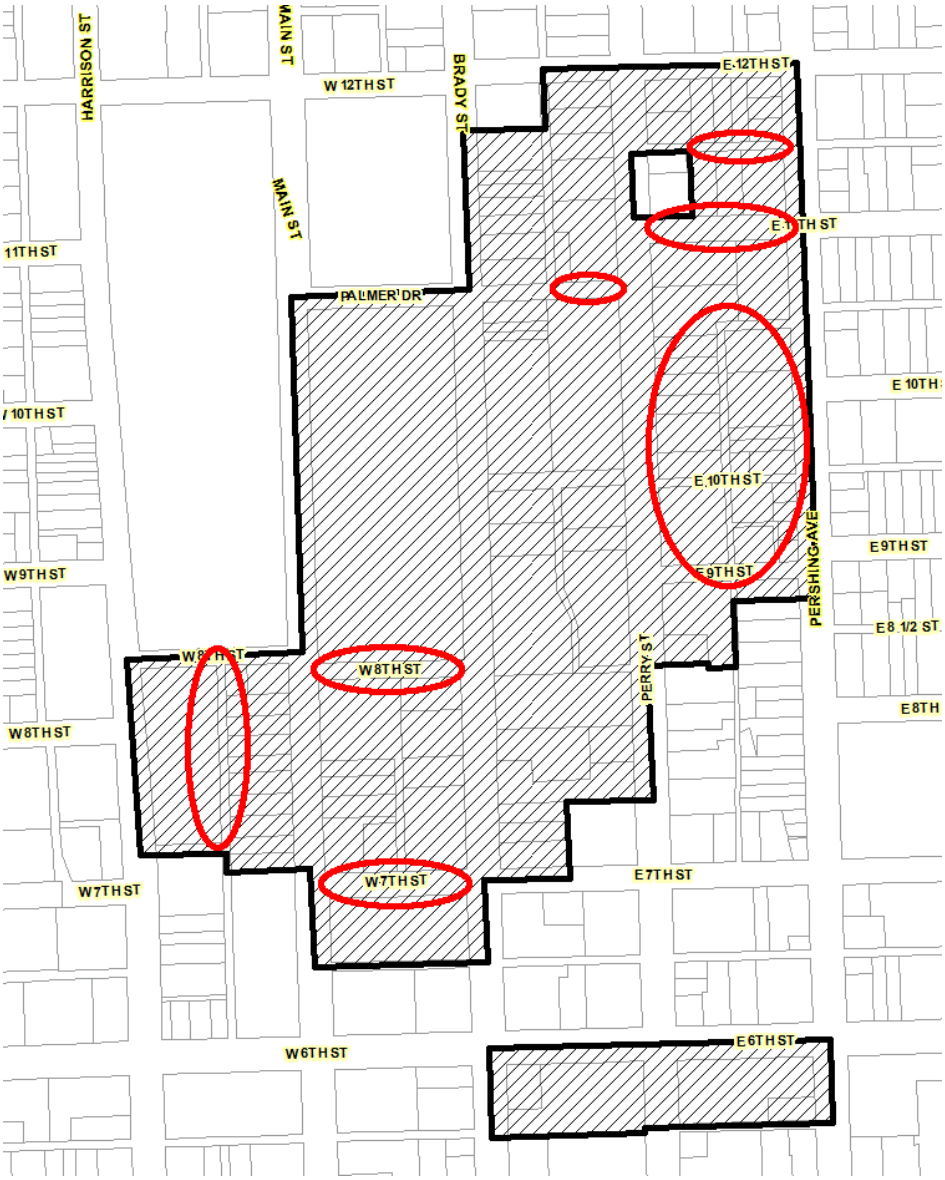
Streets. The Land Use Plan proposes that the following streets and alley be vacated at a future time (see map on the next page):

Streets:

- West 7th Street between Main Street and Brady Street. This is to allow for a pedestrian corridor from the core of the campus to Vickie Anne Palmer Hall.
- West 8th Street between Main Street and Brady Street. This is to allow for a pedestrian corridor from the core of the campus to Vickie Anne Palmer Hall.
- Palmer Drive between the alley east of Brady Street and Perry Street. The remaining Palmer Drive would be converted back to two-way traffic.
- East 11th Street between Perry Street and Pershing Avenue. This section of East 11th Street is a protected brick street. At its August 8, 2017 meeting, the Historic Preservation Commission recommended that this street be removed from the list of protected brick streets subject to the conditions that a pedestrian corridor be constructed utilizing salvaged bricks and historical markers be erected commemorating the brick street.
- East 10th Street between Perry Street and Pershing Avenue. This portion of East 10th Street designed with the width of an alley.
- East 9th Street between Perry Street and the alley west of Pershing Avenue.

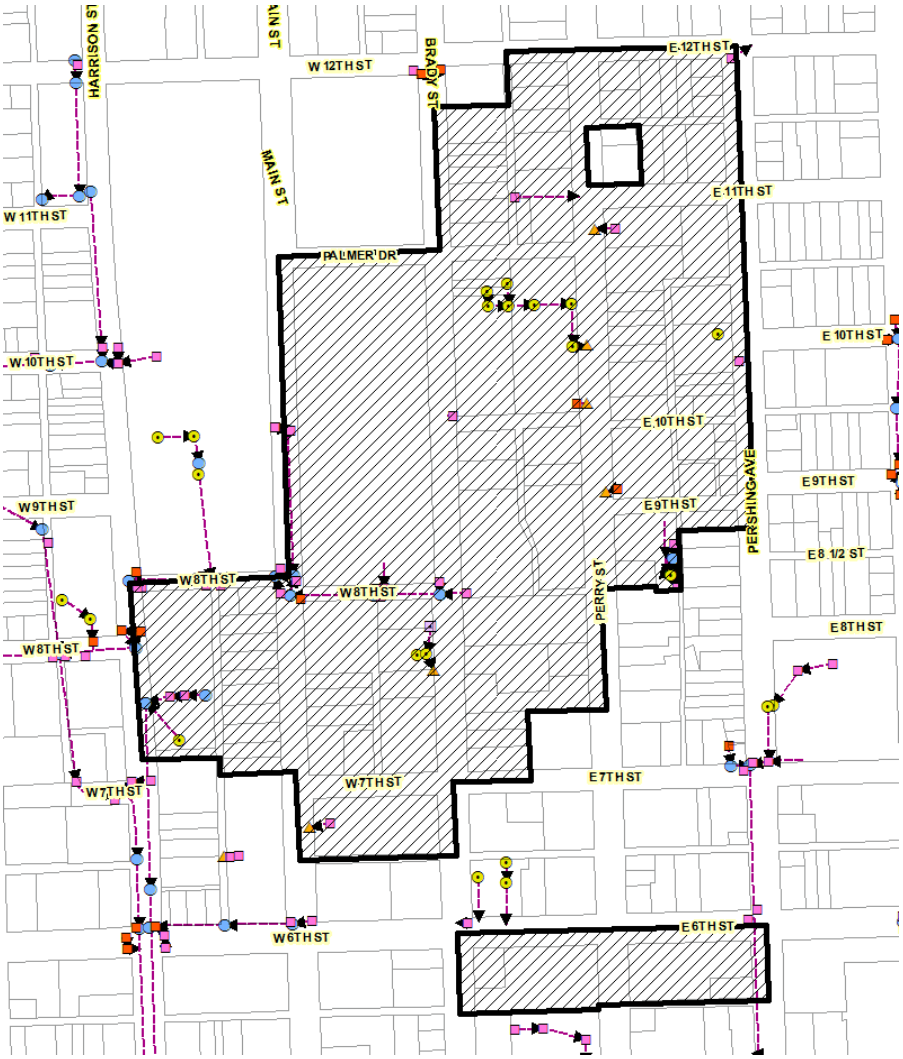
Alleys:

- The alley between Harrison Street and Main Street south of West 8th Street to the southern limit of the revised "PID" Planned Institutional District boundary.
- A portion of the alley between East 11th Street and East 12th Street between Perry Street and Pershing Avenue.
- The alleys between East 9th Street and East 11th Street and between Perry Street and Pershing Avenue.



Notably, the City Traffic Engineer did not express an objection to the potential of these street and alley closures.

Storm Water. Storm water management may be challenging when portions of the campus are redeveloped as there is limited storm sewer in restructure in the area.



Sanitary Sewer. There is sanitary sewer infrastructure throughout the boundary of the project.

Other Utilities. There are other utilities (water, electric, gas, communications) throughout the boundary of the project.

Emergency Services. There should be no change in emergency access. The campus area is within .6 mile of Central Fire Station.

Parks/Open Space. Palmer College of Chiropractic has indicated that the newly green space west of Pershing Avenue would be available for use by the public.

Public Input:
Notices were sent to property owners within 500 feet of the request. The applicant held a stakeholder meeting on April 13, 2017 and a neighborhood meeting on April 20, 2017. Approximately 10 stakeholders attended the meeting and approximately 50 surrounding property owners attended the meeting.

To date, staff has received five written letters in favor of the request and two letters in opposition of the request.

Staff discussed the request with the general manager of KWQC who expressed concerns that rezoning the property may affect the value of the property should it choose the sell the property at some point in the future. As a response, Palmer College of Chiropractic withdrew the KWQC property from the request. A concern was also expressed regarding the potential closing of West 8th Street because it lines up with the KWQC property's driveway entrance and that the roadway closure would alter its current travel route to the downtown.

The map below depicts the properties not owned by Palmer College of Chiropractic. The property circled in red would become non-conforming if rezoned to "PID" Planned Institutional District because a standalone commercial use is not listed as a permitted use.

The Davenport Civil Rights Commission Director has indicated that the Civil Rights Commission discussed the rezoning request at its August 8, 2017 meeting because it has concerns that the request will have a disparate impact on low income and minority communities. Further, the Commission is requesting that the request be tabled until a disparate impact analysis has been conducted. Without the analysis, the Civil Rights Commission may direct staff to file an injunction or temporary restraining order to stop the process while the analysis is completed.

Staff analyzed the number of residential units within the area being rezoned:

1115 Brady Street	4 units
1119 Brady Street	Commercial, upstairs vacant
1121 Brady Street	Commercial, upstairs vacant
1123 Brady Street	2 units
118 E Palmer Drive	4 units
1019 Perry Street	8 units
1039 Perry Street	22 units – currently owned by Palmer College of Chiropractic
1126 Perry Street	5 units – currently owned by Palmer College of Chiropractic
1132 Perry Street	7 units – currently owned by Palmer College of Chiropractic
1138 Perry Street	4 units – currently owned by Palmer College of Chiropractic
1028 Pershing Avenue	6 units
1124 Pershing Avenue	1 unit – currently owned by Palmer College of Chiropractic
701 Brady Street	1 unit (foreclosure)
705 Brady Street	3 units
707 Brady Street	2 units
705 Main Street	3 units – currently owned by Palmer College of Chiropractic
715 Main Street	2 units – currently owned by Palmer College of Chiropractic
719 Main Street	4 units – currently owned by Palmer College of Chiropractic
723 Main Street	1 unit – (Palmer College of Chiropractic Fraternity)
121 W 8th Street	24 units – currently owned by Palmer College of Chiropractic
218 E 9th Street	12 units
217 E 10th Street	12 units
215 E 12th Street	4 units – currently owned by Palmer College of Chiropractic
219 E 12th Street	3 units – currently owned by Palmer College of Chiropractic
221 E 12th Street	1 unit – currently owned by Palmer College of Chiropractic
225 E 12th Street	2 units – currently owned by Palmer College of Chiropractic

Total residential units: 137, 82 of which are owned by Palmer College of Chiropractic.

It is staff's opinion that a disparate impact analysis should be conducted. In that light, staff is recommending that the request be tabled until the analysis is completed.

Davenport City Code Section 17.60.030 reads:

> *Whenever any amendment, supplement, change, modification or repeal of this title is proposed, such proposed amendment, supplement, change, modification or repeal shall first be submitted to the* ***city plan and zoning commission of the city which shall within thirty days after the date of receipt of such proposed amendment,*** *supplement, change, modify or repeal report back to the city council either approving or disapproving such proposed amendment, supplement, change, modification, or repeal.*

Considering that application must be acted upon in a timely manner, it is staff's opinion that Palmer College of Chiropractic must agree to the tabling. Staff from Civil Rights, CPED, and Legal met with Palmer College of Chiropractic and it understands the need to table to allow time to complete the Disparate Impact Analysis.

Discussion:

In June 2011, the City of Davenport adopted a new "PID" Planned Institutional District zoning classification (Ord. No. 2011-243). The Planned Institutional District applies to all major educational and medical campuses. Existing and proposed campus uses on properties in excess of forty acres in area are required to obtain (apply for) the planned institutional district within five years of the effective date of the ordinance. Additionally, any proposed development of more than five thousand square feet of impervious area within that five year time period shall also require the Planned Institutional District.

The "PID" Planned Institutional District zoning classification is intended to encourage a comprehensive approach to development by encouraging the adoption of a land use plan rather than the piece-meal review of individual development proposals through the special use permit process. The district is also intended to:

1. Further the policies of the Comprehensive Plan;
2. Encourage the preparation of a land use plan that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures;
3. Permit appropriate institutional growth within boundaries of the campus while minimizing the adverse impacts associated with development and geographic expansion;
4. Balance the ability of major institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.

Once approved, the Land Use Plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.

Notably, the proposed rezoning contains less than 40 acres. As such, Palmer Chiropractic College is not compelled to rezone the property. However, Palmer Chiropractic College was encouraged to consider the Planned Industrial District when it requested the Historic Preservation Commission to allow the demolition of 12 historic properties.

"PID" Planned Institutional District zoning is required to contain two primary components:

1. Land Use Plan - establishes the range of acceptable uses and intensities that will be permitted. The land use plan provides detailed development data for the site from which a determination can be made on the appropriateness of the proposed distribution of land uses that are to be developed. Once approved, the land use plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.
2. Narrative of intent and compatibility with surrounding area - describes the relationship between the institution and the surrounding area.

Major Elements of the Land Use Plan:

1. Campus between Brady Street and Main Street
   - Conversion of the existing parking lot and green space to a practice field. There would be a net loss of 129 parking spaces.
2. Campus between Main Street and Brady Street.
   - Formalizing the improvements being made to the fitness facility and surrounding area.
   - Demolition of the former St. Luke's Hospital and houses to the south and in its place construction of new student housing and underground parking for the new student housing and existing student housing to the east. The Data Sheet lists a proposed building height of 50 feet, which is permissible. It appears that the proposed building would not achieve consistency with the required 25 foot front yard setback along Main Street and West 8th Street. It is staff's opinion that a 0 foot setback would be appropriate along West 8th Street because a portion of West 8th Street is proposed to be vacated. Moreover, a skywalk may be constructed to connect to the buildings on the north of West 8th Street. However, the character of buildings along Main Street is such that a 25 foot setback is warranted.
   - Vacating and closing a portion of West 7th Street and West 8th Street to allow an "enhanced campus corridor" from the north to Vickie Anne Palmer Hall. Please note that the alley between West 7th and West 8th Street and Main Street and Brady Street has already been vacated.
3. Campus between Brady Street to Perry Street.
   - New mixed use building south of the current gas station located at the corner of Brady Street and East 12th Street. The Data Sheet does not identify the proposed building height. It appears that the proposed building would not achieve consistency with the required 25 foot front yard setback. It is staff's opinion that a 0 foot setback would be appropriate along Brady Street because the character of buildings along Brady Street is defined by a minimal front yard setback.
   - Demolition of four buildings and expansion of the surface parking area south of East 12th Street and west of Perry Street. There would be a net increase of 138 parking spaces.
   - Vacating and closing a portion of Palmer Drive between Perry Street and the alley to the west.
4. Campus between Perry Street and Pershing Street.
   - Vacating and removing East 11th Street between Perry Street and Pershing Street and demolition of nine buildings and in its place passive green space. There would be a decrease of 38 parking spaces.
   - Vacating and closing East 9th Street and East 10th Street between Perry Street and Pershing Street and the alley in between and demolition of five buildings and in its place construction of a new 454 space surface parking lot. There would be a net increase of 245 parking spaces.

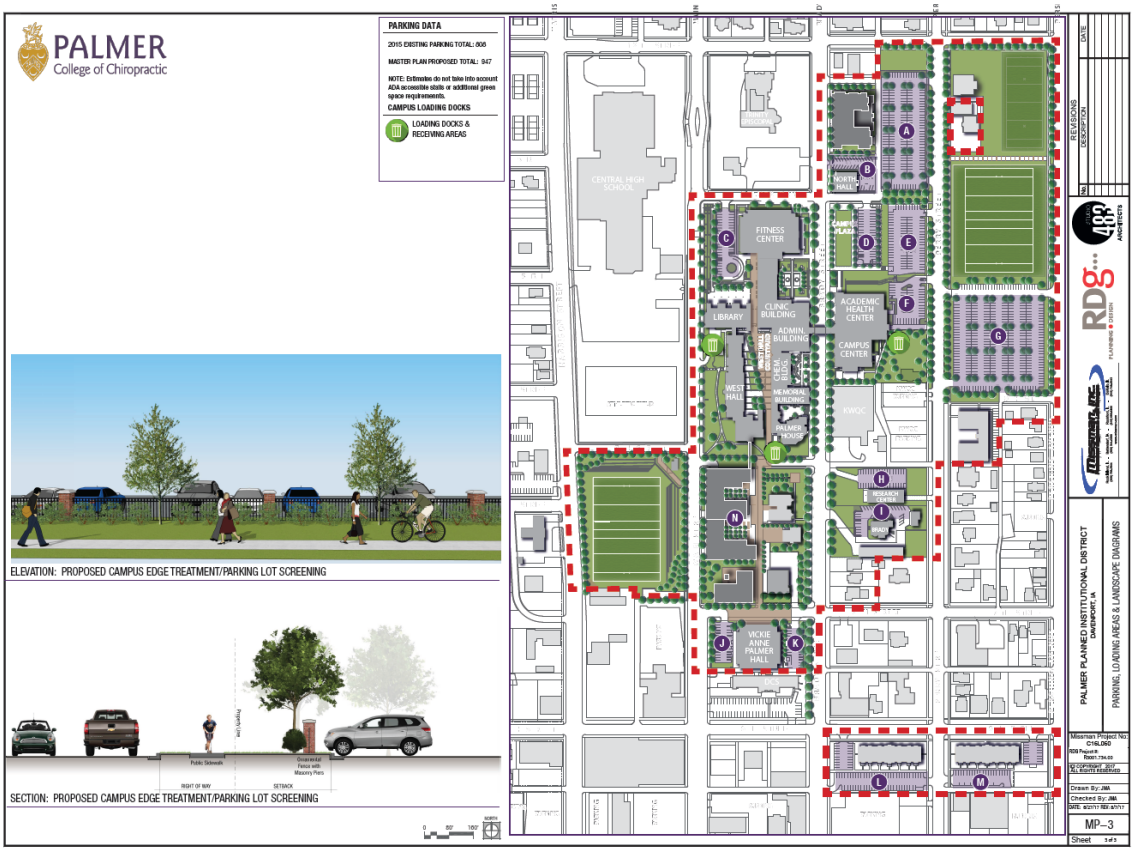
Please note that future street vacations would need to be considered by the Plan and Zoning Commission and approved by the City Council.

As discussed the section discussing the major elements of the Land Use Plan, the "PID" Planned Intuitional District requires a 25 foot front yard setback. When the City authorized the PID Ordinance, it was envisioned that the required 25 foot front yard setback would be applicable to the campus edge, not internal to the campus. In that light, staff will initiate an ordinance amendment to allow setback reductions as depicted on the adopted Land Use Plan..

The Land Use Plan specifies that "… Any and all properties included within the boundaries of this PID, that do not have proposed future uses specified on the Land Use Plan and/or the Data Sheet may continue to be used as they currently exist and/or permitted under the PID zoning classification. Said properties may also be used for open space proposes in the event of demolition…"

On July 11, 2017 the Historic Preservation approved the demolition of the 12 historic properties. 11 of the 12 were approved contingent upon the approval of the "PID" Planned Institutional District. The demolition of the former St. Luke's Hospital was approved without any contingencies. There are two buildings listed on the National Register of Historic Places that are not clearly specified on the Land Use Plan or Data Sheet: 732 Brady Street – Argyle Flats and 1117 Perry Street – Eight Gables. While approval of the PID would not supplant review authority of the Historic Preservation Commission, staff is concerned about the potential loss of individually significant historic properties because these building are not clearly articulated as being preserved. Although not historic, staff shares this concern for 748 Main Street – former gas station.

The landscape plan shows significant greening along public streets and campus edge treatments.



Major Elements of the Narrative of intent and compatibility with surrounding area:

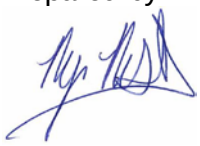
1. Architectural and/or urban design theme. Architecture varies based on the time period in which it was constructed. Palmer Chiropractic College is noticeably urban and the Land Use Plan enhances the urban environment.
2. Total number of existing and proposed users and employees. The Current student population is 1,000 students (currently 150 live on campus) and 300 faculty and staff. The proposed Land Use Plan would allow for up to 1,500 students with 400 living on campus.
3. The landscape plan shows significant greening along public streets and campus edge treatments.
4. Description of existing and proposed methods of communication between the institution and the community, including a method of resolution of community concerns. Palmer College of Chiropractic is committing to scheduling annual meetings with the neighborhood stake holders and residents to present and discuss campus planning and schedule, as well as neighbor concerns. It is staff's opinion that this would also be an opportunity to share City initiated infrastructure improvements in the area.

5. Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. The proposed Land Use Plan shows a softening of the campus edge.
6. Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle, pedestrian) to the external street network. The proposed Land Use Plan proposed to better manage vehicular access and would create an enhanced (pedestrian) campus corridor.

Staff Recommendation:

Staff recommends that the Plan and Zoning Commission table the REZ17-08 until a disparate impact analysis has been completed.

Prepared by:



Ryan Rusnak, AICP
Planner III

PALMER
College of Chiropractic

Landscape & Site :

As part of the 2015 Master Plan update and this PID, Palmer College has established a new campus aesthetic for the campus exterior spaces. This aesthetic can be seen in the currently under construction of the North Campus Site Improvements. With this project, campus standards have been established for the following site features for future campus site improvements identified in the 2015 Master Plan update and this PID.

HARDSCAPE

Hardscape pavement will primarily consist of Portland Cement Concrete (PCC) and with concrete pavers at key areas around campus.

LIGHTING

Campus lighting will comprise of a mix of pedestrian poles lights, bollard lights and accent lighting and tree up-lighting. Lighting will be designed first with safety in mind, with an emphasis on the aesthetic and energy conversation.

PARKING

Parking areas will be designed to provide safe and organized parking for students, patients, employees and visitors. Parking lots will be constructed of either PCC pavement or asphalt. Lots will have a PCC curb and gutter and will adhere to city standards for setback and screening.

LANDSCAPE

Campus landscape improvements will include quality trees, shrubs, perennials and groundcovers. Irrigation will be provided for most areas, but the plantings should also be designed to be drought tolerance in mind. Other landscape features include benches, trash receptacles, tables and chairs. The North Campus Site Improvements have established the primary campus aesthetic for there elements.

CAMPUS EDGE & SCREENING

As shown on page MP-3, Palmer intends to include an enhanced campus edge that will comprise of ornamental fence with masonry piers at the corners and periodically along the fence line. Shade trees and a mix of deciduous and evergreen shrubs will provide screening of the parking lots and other service type areas around campus.

Gateways & Wayfinding :

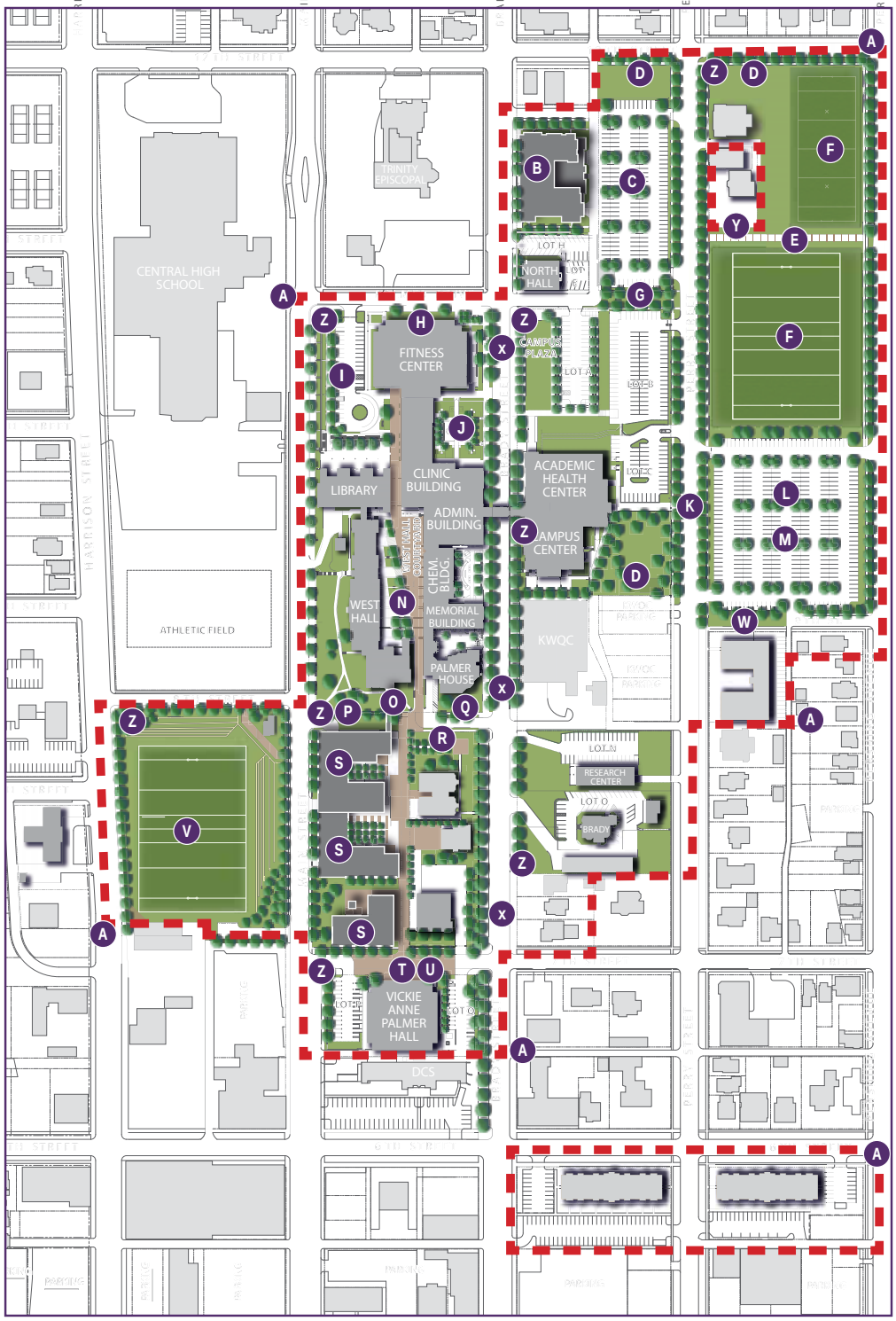
As part of the 2015 Master Plan update, campus Gateways & Wayfinding sign locations were preliminarily identified. As the campus master plan is moved ahead, some of the proposed locations may need to be revisited. A series of campus gateways are planned to help establish the campus edge, welcome visitors to campus and improve campus visibility to those traveling through the area. Wayfinding signs have been added over the past few years and future signs will utilize the same design as new wayfinding locations are identified.

LEGEND

- Primary Gateway Feature
- Secondary Gateway Feature
- Existing Gateway Sign
- Existing Wayfinding Sign
- Existing Wayfinding Sign - to be repositioned or integrated into site improvements
- Future Wayfinding Signs (to be installed spring 2015)
- Future Parking Lot Signs (to be installed spring 2015)
- Future Promotional Digital Sign (to be installed spring 2015)

MASTER PLAN KEYNOTES

- A PROPOSED P.I.D. BOUNDARY
- B NEW MIXED USE DEVELOPMENT
- C NEW PARKING - P1
- D NEW GREEN SPACE
- E CONVERT 11TH STREET TO PEDESTRIAN WALKWAY
- F NEW ATHLETIC/RECREATION FIELDS
- G CLOSE EAST HALF OF PALMER DRIVE
- H NEW FITNESS CENTER
- I NEW CAMPUS GATEWAY & PARKING
- J RENOVATED CLINIC GARDENS
- K ENHANCED PEDESTRIAN CROSSING
- L CLOSE 10TH STREET
- M NEW PARKING - P2
- N RENOVATED WEST HALL COURTYARD
- O NEW SKYWALK
- P PARTIALLY CLOSE 8TH STREET
- Q MAINTAIN ACCESS FOR SERVICE
- R REMOVE PARKING/CREATE OPEN SPACE
- S NEW STUDENT HOUSING
- T NEW VICKIE ANNE PALMER HALL PLAZA
- U PARTIALLY CLOSE 7TH STREET
- V NEW ATHLETIC FIELD
- W PARTIALLY CLOSE 9TH STREET
- X BRADY STREETSCAPE ENHANCEMENTS
- Y EXCLUDED FROM PID BOUNDARY
- Z CAMPUS GATEWAY SIGN



0 80' 160'
NORTH

No.	DATE	REVISIONS DESCRIPTION

STUDIO 483 ARCHITECTS

RDG PLANNING • DESIGN

Missman, Inc. Architecture • Engineering

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

CAMPUS MASTER PLAN

Missman Project No: C16L060

RDG Project #: R3001.734.00

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Drawn By: JMA

Checked By: JMA

DATE: 6/27/17 REV: 8/7/17

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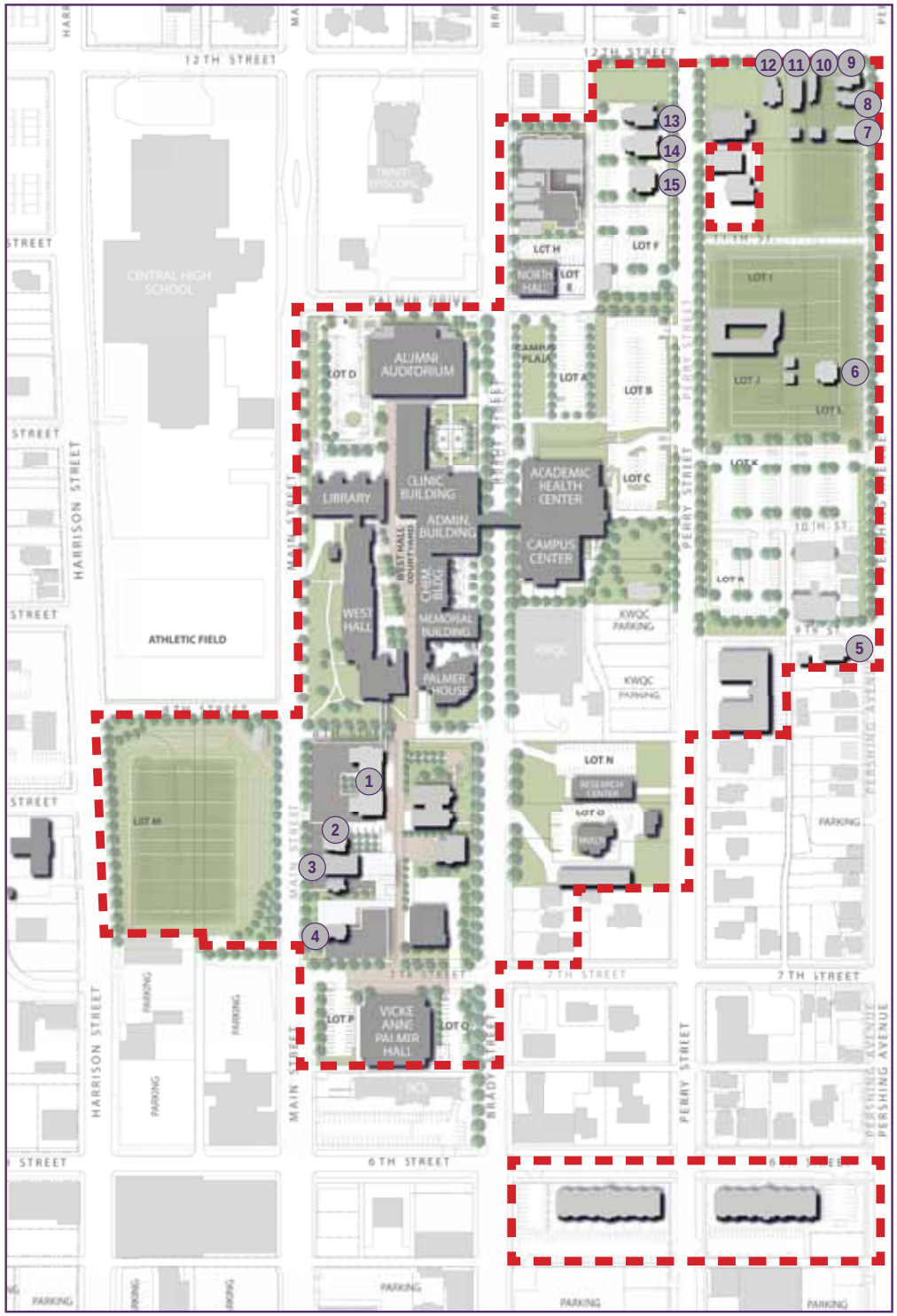
Sheet 1 of 3

PALMER
College of Chiropractic

DEMOLITION PROPERTIES

1. 121 8TH STREET BOARDING HOUSE
2. 719 MAIN STREET
3. 715 MAIN STREET
4. 705 MAIN STREET
5. 825 PERSHING STREET
6. 1028 PERSHING STREET
7. 1118 PERSHING STREET
8. 1124 PERSHING STREET
9. 225 12TH STREET
10. 221 12TH STREET
11. 219 12TH STREET
12. 215 12TH STREET
13. 1138-1140 PERRY STREET
14. 1132 PERRY STREET
15. 1126 PERRY STREET



0 80' 160'
NORTH

No.	REVISIONS DESCRIPTION	DATE

STUDIO 483 ARCHITECTS

RDG PLANNING • DESIGN
www.missman.com

Missman, Inc. Architecture • Engineering
Rock Island, IL • Bettendorf, IA • Davenport, IA • Dubuque, IA
(309) 788-7544 • (563) 355-5624 • (563) 582-0663 • (319) 556-0661
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

POTENTIAL DEMOLITION PROPERTIES

Missman Project No: C16L060
RDG Project #: R3001.734.00

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Sheet 2 of 3

PALMER
College of Chiropractic

PARKING DATA

2015 EXISTING PARKING TOTAL: 808

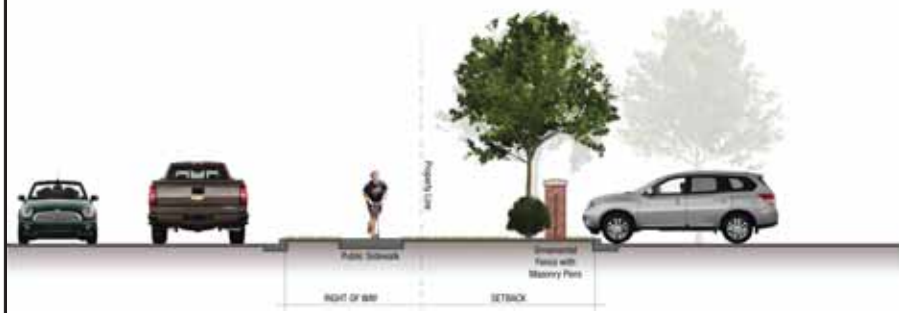
MASTER PLAN PROPOSED TOTAL: 947

NOTE: Estimates do not take into account ADA accessible stalls or additional green space requirements.

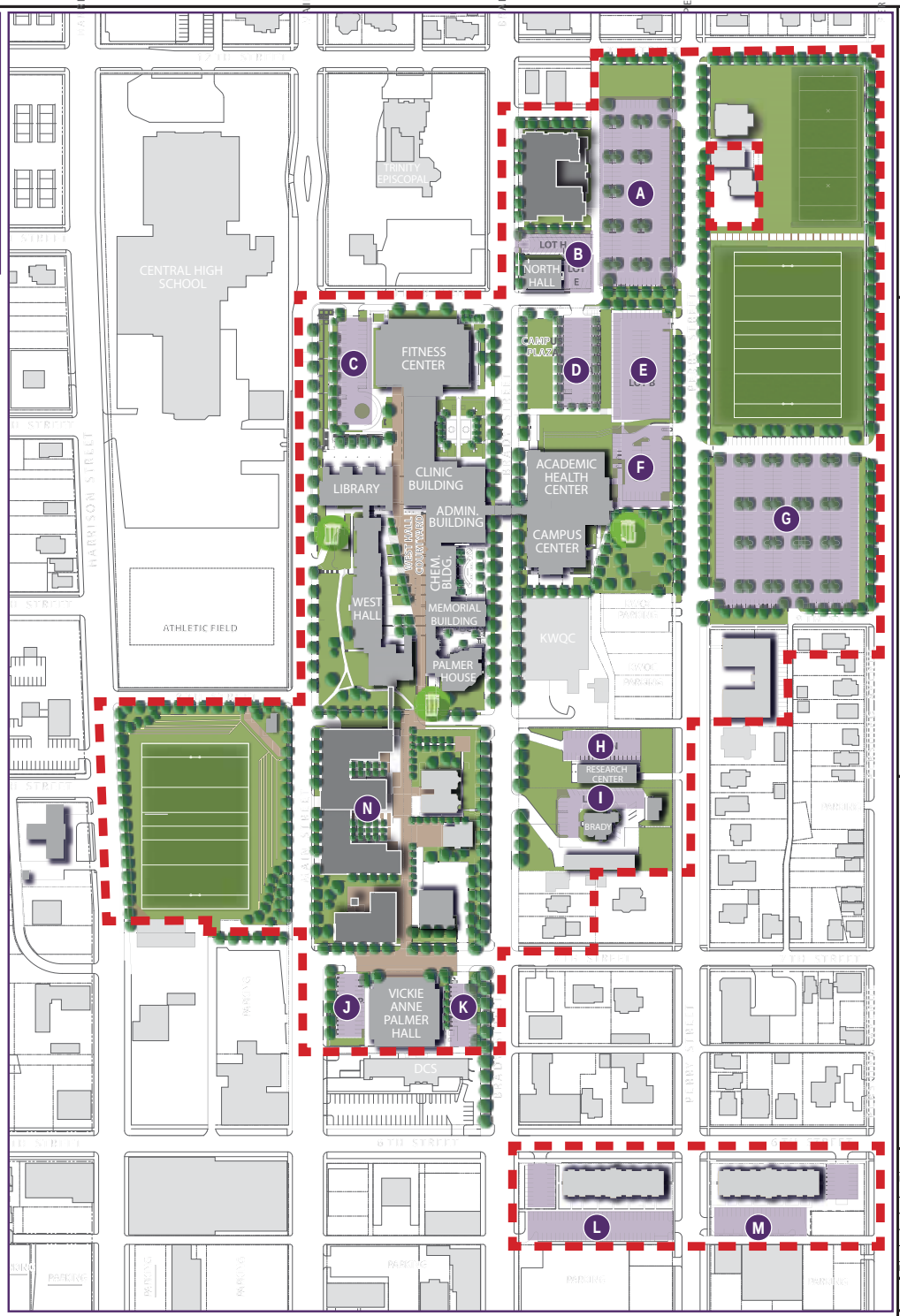
CAMPUS LOADING DOCKS

LOADING DOCKS & RECEIVING AREAS

ELEVATION: PROPOSED CAMPUS EDGE TREATMENT/PARKING LOT SCREENING



SECTION: PROPOSED CAMPUS EDGE TREATMENT/PARKING LOT SCREENING



0 80' 160'

NORTH

No.	DATE	DESCRIPTION

REVISIONS

STUDIO 483 ARCHITECTS

RDG PLANNING • DESIGN

Missman, Inc.

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

PARKING, LOADING AREAS & LANDSCAPE DIAGRAMS

Missman Project No: C16L060

RDG Project #: R3001.734.00

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Sheet 3 of 3

STUDIO 483 ARCHITECTS

PALMER COLLEGE OF CHIROPRACTIC
July 24, 2017 (Revised 8-7-2017) #2016-120D
PLANNED INSTITUTIONAL DISTRICT APPLICATION

NARRATIVE

Narrative of intent and compatibility with surrounding area. A narrative shall be provided that describes the relationship between the institution and the surrounding area. The narrative at a minimum shall include the following:

a. Description of overall architectural and/or urban design theme:

- **Palmer College of Chiropractic has evolved to meet the needs of its students and faculty as it has grown over the past 100 years; however, the architectural theme has remained constant. Buildings and houses of brick and stone dominate the campus, with more metal and glass introduced into recent projects. All have an urban "academic" design style with 2 to 4 floors of space. The campus plan and interaction with the neighborhood has also evolved aligning the core of academic spaces with Brady Street and residential buildings/parking at the perimeter. The proposed Master Plan strengthens the campus edge through expanded greenspace and landscaping at perimeter streets, buildings, and parking lots.**

b. Total number of existing and proposed users and employees of the facility:

- **Palmer's current enrollment on at their Davenport Campus is approximately 1,000 students supported by 300 faculty and staff. 150 students live on campus. The proposed 10-year plan allows for an accommodation of up to 1,500 students with 400 living on campus.**

c. Description of existing and proposed conditions of development along the outer boundaries of the planned institutional district and its relationship with the surrounding area. Standards must be established to permit a compatible transition from the institutional use to the surrounding area. Standards include, but are not limited to building height and form, exterior lighting, landscaping, etc.

- **The Master Plan goals are to "create sensitive and mutually beneficial transitions between campus and the adjacent properties." The proposed Campus Master Plan created by RDG Planning & Design is to create connection and comfort establishing a campus presence with the surrounding area. New buildings are minimal (residential only) and adding enhanced lighting, fencing, and landscaping will enhance this design concept.**

d. Description of existing and proposed methods of communication between the institution and the community, including a method of resolution of community concerns:

- **Palmer College has been actively involved with Hilltop Campus Village since its inception, as well as in communication with Davenport Community Schools and adjacent businesses regarding any campus activities and improvements that impact the surrounding neighborhood. Although there are no known active residential groups, Palmer proposes to open a line of communication with the neighbors similar to their relationships with surrounding businesses. Palmer will schedule annual meetings with the neighborhood stake holders and residents to present and discuss campus planning and schedule, as well as neighbor concerns.**

e. Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. This description shall include property outside the boundaries of the planned institutional district and their interaction with the surrounding area. Impacts include, but are not limited to lighting, noise, parking, etc.

- **The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.**

f. Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle, pedestrian) to the external street network. A description of specific programs to reduce traffic impacts and to encourage the use of public transit, carpooling, bicycling and pedestrian.

- **The urban nature of this campus is reinforced by student living. 15% of Palmer's students live on campus and another 30% to 40% live in rented neighborhood and downtown houses and apartments. The Master Plan proposes and additional 80-100 beds in new student housing. These students all walk to campus. Other students and faculty are encouraged to use public transportation and/or car-pooling for other daily trips to campus. The greening of Brady Street proposed in the Master Plan provides more opportunity for bus access in proximity to campus buildings.**

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – AUGUST 1, 2017 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ17-08: Request of Palmer College of Chiropractic to rezone 38.65 acres, more or less, of property generally located east of Harrison Street, north of East 5th Street, west of Pershing Avenue and South of East 12th Street from "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-O" Office-Shop District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District to "PID" Planned Institutional District. (See attached map)

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday August 1, 2017** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting on Tuesday August 15, 2017. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200-foot notice area or the area being considered must be made in writing (letter or email) to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later that 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Contact the City Case Manager
Ryan Rusnak
Phone: (563) 888-2022 Email: rrusnak@ci.davenport.ia.us

_____
(detach here)

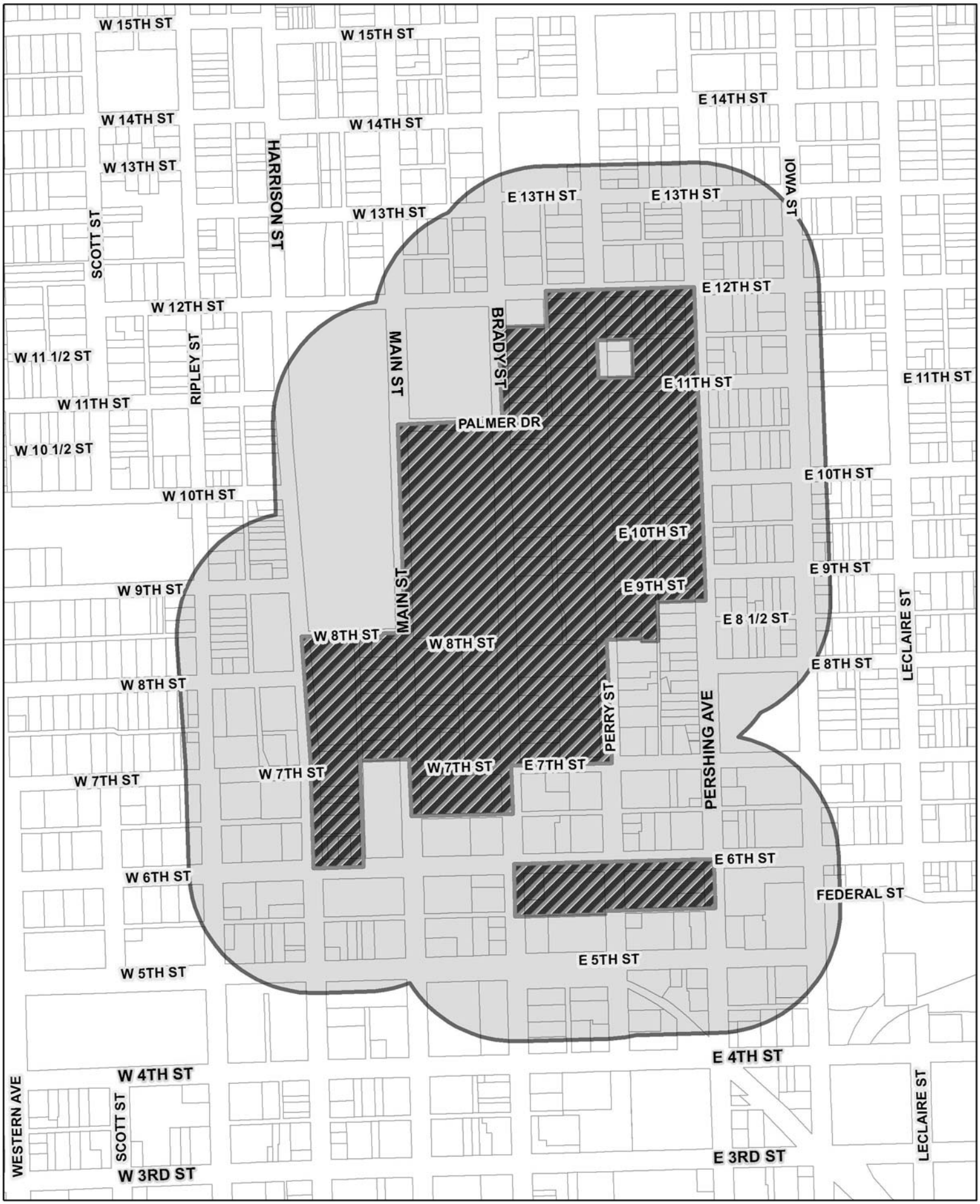
The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: _____
_____
_____
_____
_____

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME_____
ADDRESS_____
DATE_____
(please print legibly)

_____
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



Property being requested to be rezoned to PID

500 Foot Notification Radius

N

FID	Parcel	Address	Deed1_Name	Deed1_Addr	Deed1_CSZ
1	F0017-02	1222 PERSHING AV	GG HOLDINGS LLC SERIES F	PO BOX 69	DAVENPORT IA 52805
			PHILLIP MARTINEZ		
2	F0017-06	1221 PERSHING AV	ALYESHA MARTINEZ	1221 PERSHING AVE	DAVENPORT IA 52803
3	F0017-15	323 E 13TH ST	REBECCA BREVARD	323 E 13TH ST	DAVENPORT IA 52803
4	F0017-16	327 E 13TH ST	TVC IMPROVEMENTS	1422 FARNAM ST	DAVENPORT IA 52803
5	F0031-14	419 E 11TH ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
6	F0031-16	422 E 10TH ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
			BOTCHO TCHADJERI		
7	F0032-01A	312 E 12TH ST	FADILATOU BOUKARI	312 E 12TH ST	DAVENPORT IA 52803-4430
8	F0032-02A	316 E 12TH ST	LAVON MORROW	316 E 12TH ST	DAVENPORT IA 52803-4430
9	F0032-12	228 E 11TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
10	F0032-15	1101 PERSHING AV	MARK BENISCHEK	1431 W 38TH ST	DAVENPORT IA 52806
11	F0032-22	325 E 12TH ST	DAWN PATTY	325 E 12TH ST	DAVENPORT IA 52803
12	F0032-23	317 E 12TH ST	JAMES HARRINGTON AND WIFE	317 E 12TH ST	DAVENPORT IA 52803
13	F0032-33	224 E 12TH ST	REGIONAL REO ASSETS LLC	PO BOX 75069	TAMPA FL 33675
14	F0032-42	326 E 12TH ST	ROSANNE RESECH	326 E 12TH ST	DAVENPORT IA 52803
15	F0033-13	1028 PERSHING AV	LONG PHUONG COOPERATIVE	PO BOX 4345	DAVENPORT IA 52808
16	F0033-15	1009 PERSHING AV	EDWARD JOHNSON JR	1009 PERSHING AVE	DAVENPORT IA 52803
17	F0034-26	929 IOWA ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
18	F0048-10	814 1/2 PERSHING AV	NGUYEN INC	6201 N MARQUETTE ST	DAVENPORT IA 52806
			CHARLES CAHILL		
19	F0048-21	806 IOWA ST	PATRICIA CAHILL	302 MCCLELLAN BD	DAVENPORT IA 52803
20	G0025-16		PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
21	G0026-16	130 W 12TH ST	SIGMA PHI CHI SORORITY	301 SE 3RD ST	ALEDO IL 61231
			RONALD PERRY		
22	G0038-36C	902 HARRISON ST	BRENDA PERRY	1275 ASH DR	LAYTON UT 84040
23	G0038-40		DAVENPORT COMMUNITY SCHOOL DISTRICT	1606 BRADY ST	DAVENPORT IA 52803
24	G0040-06		PALMER COLLEGE	1000 BRADY ST	DAVENPORT IA 52803
25	G0040-24C		PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
26	G0040-43A	911 PERRY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
27	G0041-12	725 PERRY ST	908 BRIDGE COOPERATIVE	1212 E 10TH ST APT 3	DAVENPORT IA 52803
28	G0041-27C	728 PERRY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
29	G0043-44A		DAVID DANG	1740 1/2 W 4TH ST	DAVENPORT IA 52802
30	G0043-45A	724 HARRISON ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
31	G0054-17A	307 W 6TH ST	THE SALVATION ARMY	301 W 6TH ST	DAVENPORT IA 52803
32	G0054-40		CITY OF DAVENPORT	ATTN: FINANCE DIRECTOR	DAVENPORT IA 52801
33	G0054-43		CITY OF DAVENPORT	ATTN: FINANCE DIRECTOR	DAVENPORT IA 52801
34	G0055-14A		CITY OF DAVENPORT	FINANCE DIRECTOR	DAVENPORT IA 52801
35	G0055-15	108 110 & 112 W 5TH ST	LOTHROP DEVELOPMENT LLC	108 W 5TH ST APT 10	DAVENPORT IA 52801
36	G0055-17	508 BRADY ST	MIDWEST CHEMICAL INC	510 BRADY ST	DAVENPORT IA 52801
37	G0055-18	514 BRADY ST	A & V HOLDINGS LLC	3717 KATHLEEN WAY	DAVENPORT IA 52807
38	G0055-43A	614 MAIN ST	HALLIGAN MC CABE FUNERAL HOME	614 MAIN ST	DAVENPORT IA 52803
39	G0056-17A	601 BRADY ST	SIX O ONE BRADY CORP.	601 BRADY ST STE 220	DAVENPORT IA 52803
40	F0032-13A	1105 PERSHING AV	CALVIN BOLKEMA	5805 WISCONSIN AV	DAVENPORT IA 52806
			DANA LARSON		
41	F0032-16A	310 E 11TH ST	LYNDA LARSON	310 E 11TH ST	DAVENPORT IA 52803
			DANA LARSON		
42	F0032-16A	310 E 11TH ST	LYNDA LARSON	310 E 11TH ST	DAVENPORT IA 52803
43	F0032-17A	314 E 11TH ST	PV LLC	2714 8TH ST CT	MOLINE IL 61265
44	F0032-18	320 E 11TH ST	INTERFAITH HOUSING LTD	519 TREMONT AVE	DAVENPORT IA 52803
45	F0032-20	1114 IOWA ST	VANESSA MCGINNIS	1102 IOWA ST	DAVENPORT IA 52803
46	F0032-29	221 E 12TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
47	F0032-30	219 E 12TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
48	F0033-01	218 E 9TH ST	MAD PROPERTIES COOPERATIVE	615 BLOSSOM HILL RD #21	LOS GATOS CA 95032
49	F0033-17	318 E 10TH ST	GARRETT DEVELOPMENT LLC	3806 FOREST RD	DAVENPORT IA 52807
50	F0033-18	320 E 10TH ST	DEBRA POSEY	320 E 10TH ST	DAVENPORT IA 52803
51	F0033-19	322 E 10TH ST	BARBARA S WEBSTER	322 E 10TH ST	DAVENPORT IA 52803
52	F0033-20	324 E 10TH ST	LAURA ELENA HERNANDEZ ZAVALA	1505 PERSHING AV	DAVENPORT IA 52803
53	F0034-31	402 E 9TH ST	DIANN NICHOLSON	402 E 9TH ST	DAVENPORT IA 52803
			DENNIS JUCHTER		
54	F0048-01D	732 1/2 PERSHING AV	CATHERINE JUCHTER	508 8TH AV	DURANT IA 52747
			DENNIS JUCHTER		
55	F0048-08		CATHERINE JUCHTER	508 8TH AV	DURANT IA 52747
56	F0048-13	826 PERSHING AV	CRAIG RINGGENBERG	1607 W 12TH ST APT 2605	DAVENPORT IA 52804
			ADRIENNE DETIEGE		
57	F0048-27	306 E 8 1/2 ST	RICHARD LEGIER	12 AUGUSTA DR UNIT 2	VERNON NJ 07462-2587
			MICHAEL DIBLEY		
58	F0048-28	825 PERSHING AV	SUSAN DIBLEY	1709 E BRISTOL	ELKHART IN 46514
59	F0049-11	708 PERSHING AV	TIMOTHY LANE	6362 200TH ST	WALCOTT IA 52773
60	G0024-22B	1304 BRADY ST	HOCHGESANG REAL ESTATE LLC	1304 BRADY ST	DAVENPORT IA 52803
61	G0025-01	209 E 13TH ST	GULLICKSON ENTERPRISES LLC	PO BOX 69	DAVENPORT IA 52805
62	G0025-02	1229 PERRY ST	D I PROPERTIES LLC	348 RIVER DR	BETTENDORF IA 52722
63	G0025-14	1132 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
			KENNETH WEDIG		
64	G0025-22		JOANN WEDIG	1233 GARFIELD CT	DAVENPORT IA 52804
65	G0025-30	1121 BRADY ST	THOMAS NARES	2015 MYRTLE ST	DAVENPORT IA 52804
66	G0026-01	119 W 13TH ST	GRACYCELAND REI SERIES LLC SERIES AA	1411 5TH STREET	COAL VALLEY IL 61240
67	G0026-18	1208 MAIN ST	DELT 100 ALUMNI COUNSEL LLC	2736 W LOMBARD ST	DAVENPORT IA 52804
68	G0038-33	909 RIPLEY ST	ZENAS GROUP LLC	5151 AUBURN CT	BETTENDORF IA 52722
			KIRK COLEMAN		
69	G0038-35	318 W 9TH ST	LIZZIE COLEMAN	318 W 9TH ST	DAVENPORT IA 52803
70	G0040-30		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
71	G0040-36	1039 PERRY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
72	G0040-37	1027 PERRY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
73	G0041-08B	809 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
74	G0041-11	727 PERRY ST	MICHAEL MURRELL	727 PERRY ST	DAVENPORT IA 52803
75	G0041-22B		GRAY TELEVISION GROUP INC	4370 PEACHTREET RD NE	ATLANTA GA 30319
76	G0042-25	W 8TH ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
77	G0055-04	619 HARRISON ST	CARRIAGE WORKS LLC	312 W 3RD ST STE 2	DAVENPORT IA 52801
78	G0055-09		NORTHWESTERN BELL TELEPHONE CO	1801 CALIFORNIA ST #2500	DENVER CO 80202-2658
79	G0058-13A		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
80	G0059-08A	416 HARRISON ST	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801

			JUAN ENCISO		
81	F0017-01	1218 PERSHING AV	LUCIA CALZADA	1218 PERSHING AV	DAVENPORT IA 52803
82	F0017-04	1226 PERSHING AV	TLM HOLDINGS LLC	313 W 3RD ST	DAVENPORT IA 52801
83	F0017-04	1226 PERSHING AV	KATHLEEN LONGSHORE (contract purchaser)	313 W 3RD ST	DAVENPORT IA 52801
84	F0017-05	1230 PERSHING AV	TAMARA R H JOHNSON	1230 PERSHING AVE	DAVENPORT IA 52803
85	F0017-09		TAMARA R H JOHNSON	1230 PERSHING AVE	DAVENPORT IA 52803
86	F0031-29	1125 IOWA ST	BRENDA GREENE	2920 HARRISON ST	DAVENPORT IA 52803
87	F0032-11	220 E 11TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
88	F0032-35	1211 PERSHING AV	FIRST FINANCIAL GROUP LC	1987 SPRUCE HILLS DR	BETTENDORF IA 52722
89	F0048-34	307 E 9TH ST	ANDREW WOLD INVESTMENTS LLC	3320 W HARBOR DR	BETTENDORF IA 52722
90	F0048-35	829 PERSHING AV	MICHAEL WALTER	376 210TH ST	TIPTON IA 52772
91	F0049-10A		TIMOTHY LANE	6362 200TH ST	WALCOTT IA 52773
92	G0024-01	1302 PERRY ST	ST JOHN'S UNITED METHODIST CHURCH	109 E 14TH ST	DAVENPORT IA 52803
93	G0025-05	206 E 12TH ST	LAWRENCE SMITH	PO BOX 431	DAVENPORT IA 52805
			KEVIN O'CONNELL		
94	G0025-18	1206 PERRY ST	ETIE O'CONNELL	3294 TERRACE DR	ROCK ISLAND IL 61201
95	G0025-19	1212 PERRY ST	CHRISTOPHER WYLIE	1212 PERRY ST	DAVENPORT IA 52803
			TOWNSQUARE MEDIA QUAD CITIES LLC		
96	G0025-25A		C/O TOWNSQUARE RADIO LLC	240 GREENWHICH AVE	GREENWICH CT 06830
97	G0025-27	1139 BRADY ST	ARTHUR J JOHNSON FAMILY LP	1305 12TH AV	ROCK FALLS IL 61071
98	G0026-17	124 W 12TH ST	BOTH MANAGEMENT INC	500 EAST HOARTIO AV STE 5	MAITLAND FL 32751
99	G0038-43		DAVENPORT COMMUNITY SCHOOL DISTRICT	1606 BRADY ST	DAVENPORT IA 52803
100	G0040-04		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
101	G0040-17	1001 BRADY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
102	G0040-25		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
103	G0041-25C	741 BRADY ST	PALMER COLLEGE OF CHIROPRACTIC	1000 BRADY ST	DAVENPORT IA 52803
104	G0042-03A	732 BRADY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
105	G0042-11	719 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
106	G0043-05		SCOTT COUNTY	600 W 4TH ST	DAVENPORT IA 52801
			WILBORN RENZIEL		
107	G0043-22	828 RIPLEY ST	SHIRL KAY BELL	828 RIPLEY ST	DAVENPORT IA 52803
108	G0043-30		UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
109	G0054-21	526 RIPLEY ST	H-I-S PROPERTIES LLC	19208 E 40TH ST	COAL VALLEY IL 61240
110	G0054-39	W 5TH ST	KELCHA INC	2938 E 41ST ST CT	DAVENPORT IA 52807
111	G0054-41		CITY OF DAVENPORT	ATTN: FINANCE DIRECTOR	DAVENPORT IA 52801
112	G0054-42		CITY OF DAVENPORT	ATTN: FINANCE DIRECTOR	DAVENPORT IA 52801
113	G0055-07		AT&T COMMUNICATIONS	PO BOX 7207	BEDMINSTER NJ 07921-7207
114	G0055-10	220 W 5TH ST	CONNIE J RASHID TRUST	609 27TH ST	BETTENDORF IA 52722
115	G0055-11	218 W 5TH ST	REEMTSMA ENTERPRISES INC	218 W 5TH ST	DAVENPORT IA 52801
116	G0055-12	508 MAIN ST	NORTHWESTERN BELL TELEPHONE	1801 CALIFORNIA ST #2500	DENVER CO 80202-2658
117	G0055-13	508 MAIN ST	NORTHWESTERN BELL TELEPHONE	1801 CALIFORNIA ST #2500	DENVER CO 80202-2658
			BIG BROTHERS BIG SISTERS		
118	G0055-14B	130 W 5TH ST	OF THE QUAD CITIES	130 W 5TH ST	DAVENPORT IA 52801
119	G0055-19	520 BRADY ST	RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD #201	FAYETTE LA 70508
120	G0055-24	115 W 7TH ST	PALMER CHIROPRATIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
121	G0055-44		AT&T COMMUNICATIONS	PO BOX 7207	BEDMINSTER NJ 07921-7207
122	F0017-12	232 E 13TH ST	ROBERT CLAYTON	232 E 13TH ST	DAVENPORT IA 52803
			WESTMARLAN LLC SERIES C		
123	F0017-19	318 E 13TH ST	LARRY L MAYES	P O BOX 99	DAVENPORT IA 52805
			ANTHONY NELSON		
124	F0017-20	314 E 13TH ST	DENISE NELSON	652 W 64TH ST	DAVENPORT IA 52806
125	F0017-21	310 E 13TH ST	OHP 1 LC	2920 HARRISON ST	DAVENPORT IA 52803
126	F0017-21	310 E 13TH ST	TONYA YATES (Contract Purchaser)	2920 HARRISON ST	DAVENPORT IA 52803
127	F0017-22	302 E 13TH ST	JOEL LIMBURG	821 E 10TH ST	DAVENPORT IA 52803-5613
128	F0031-31	402 E 12TH ST	JEREMIAH SMITH	1717 JUDSON ST	DAVENPORT IA 52803
129	F0032-21	1120 IOWA ST	MARCARIA VARGAS LOPEZ	1233 W 7TH ST	DAVENPORT IA 52802
130	F0033-09	1012 PERSHING AV	PALMER CHIROPRACTIC UNIVERSITY	1000 BRADY ST	DAVENPORT IA 52803
131	F0033-14	1025 PERSHING AVE	TYJOD LLC	16 WOOLEY RD	ROCK ISLAND IL 61201
			MICHAEL C MCDONALD		
132	F0034-29	913 IOWA ST	MARGARET MCDONALD	913 IOWA ST	DAVENPORT IA 52803
133	F0048-31A	320 E 8 1/2 ST	MARY JOYNER	323 E 9TH ST	DAVENPORT IA 52803
134	F0049-03	618 PERSHING AV	MIKE TYSON	618 PERSHING AV	DAVENPORT IA 52803
135	F0049-05B	628 PERSHING AV	HUMILITY OF MARY HOUSING INC	3805 MISSISSIPPI AVE	DAVENPORT IA 52807
136	F0049-07	221 E 7TH ST	AMERICAN INDUSTRIAL DOOR CO	629 PERRY ST	DAVENPORT IA 52803
137	F0049-10	704 PERSHING AV	TIMOTHY LANE	6362 200TH ST	WALCOTT IA 52773
138	G0024-22A	110 W 13TH ST	REDBAND PROPERTIES LLC	110 W 13TH ST	DAVENPORT IA 52803
			HENRY P VARGAS, TRUSTEE		
139	G0024-42		LUCY VARGAS, TRUSTEE	517 E CENTRAL PARK AV	DAVENPORT IA 52803
			THINATOS LLC		
140	G0025-06	215 E 12TH ST	TOM BAKERIS	205 E RUSHOLME ST	DAVENPORT IA 52803
141	G0025-07		PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
142	G0025-08	1117 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
143	G0025-11	216 E 11TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
144	G0025-31	1119 BRADY ST	ANNETTE NARES	927 W 48TH ST	DAVENPORT IA 52806
			MICHAEL INGLEBY		
145	G0025-32	1202 BRADY ST	JON SCOTT RYDER II	818 GRAND CT	DAVENPORT IA 52803
146	G0025-39	110 W 12TH ST	GORDON BATES	110 W 12TH ST	DAVENPORT IA 52803
147	G0039-01A	1000 BRADY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
148	G0039-03	121 W 12TH ST	TRINITY PARISH DAVENPORT IA	121 W 12TH ST	DAVENPORT IA 52803
149	G0040-05		PALMER COLLEGE	1000 BRADY ST	DAVENPORT IA 52803
150	G0040-40	1015 PERRY ST	PALMER CHIROPRACTIC UNIVERSITY	1000 BRADY ST	DAVENPORT IA 52803
151	G0042-04A	742 BRADY ST	PALMER CHIROPRATIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
152	G0042-09		IPALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
153	G0042-15	704 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
154	G0042-16	MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
155	G0043-32		UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
156	G0043-33		UNITED NEIGHBORS	808 HARRISON ST	DAVENPORT IA 52803
157	G0054-15	518 HARRISON ST	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
158	G0054-37	330 W 5TH ST	KELCHA INC	2938 E 41ST ST CT	DAVENPORT IA 52807
159	G0054-38	W 5TH ST	KELCHA INC	2938 E 41ST ST CT	DAVENPORT IA 52807
160	G0055-22A	703 HARRISON ST	RICHARD R GRAVERT LLC	703 HARRISON ST	DAVENPORT IA 52803
161	G0056-22	629 PERRY ST	DEVORE CONSTRUCTION CO	629 PERRY ST	DAVENPORT IA 52803
162	F0048-33A	315 E 9TH ST	SANDRA J CLINE	720 E LOCUST ST	DAVENPORT IA 52803

			HECTOR DURAN		
163	F0017-08A	1229 PERSHING AV	MARIA DURAN	1229 PERSHING AV	DAVENPORT IA 52803
164	F0033-07	218 E 10TH ST	PALMER CHIROPRACTIC UNVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
165	F0033-08	222 E 10TH ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
166	F0033-16	312 E 10TH ST	EDWARD JOHNSON JR	1009 PERSHING AV	DAVENPORT IA 52803
167	F0034-27	921 IOWA ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
168	F0034-27	921 IOWA ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
169	F0034-28	917 IOWA ST	ISLAND PROPERTIES LLC	PO BOX 3953	DAVENPORT IA 52808
			SHARONSTOKES		
170	F0047-13	821 IOWA ST	HERMAN GOODWIN	825 IOWA ST	DAVENPORT IA 52803
171	F0048-03A		DAVENPORT COMMUNITY SCHOOL DISTRICT	1606 N BRADY ST	DAVENPORT IA 52803
172	F0048-12	822 PERSHING AV	NEIGHBORHOOD HOUSING SERVICES	710 CHARLOTTE ST	DAVENPORT IA 52803
173	F0048-12	822 PERSHING AV	LEROY CARR (Contract Purchaser)	822 PERSHING AVE	DAVENPORT IA 52803
174	F0048-14	318 E 7TH ST	DAVENPORT COMMUNITY SCHOOL DISTRICT	1002 W KIMBERLY RD	DAVENPORT IA 52806
			ROBERT ANDREW		
175	F0048-20	802 IOWA ST	MARY ANN FRANCES ANDREW	2144 10TH ST PL	EAST MOLINE IL 61244
176	F0048-25	318 E 8 1/2 ST	ALICE WIEMKEN	318 E 8 1/2 ST	DAVENPORT IA 52803
			HENRY VARGAS		
177	G0024-41	1301 PERRY ST	LUCY VARGAS	517 E CENTRAL PARK AV	DAVENPORT IA 52803
178	G0025-09	1111 PERRY ST	S & H RENTAL PROPERTIES II LLC	1543 W 36TH ST	DAVENPORT IA 52806
179	G0025-10	208 E 11TH ST	S & H RENTAL PROPERTIES LLC	1543 W 36TH ST	DAVENPORT IA 52806
180	G0025-15	1138 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
			KOSSI FAGLA		
181	G0025-20	1218 N PERRY ST	AMESSOUWOE AGBENONSI	1218 N PERRY ST	DAVENPORT IA 52803
182	G0025-33	1210 BRADY ST	RICHARD R GRAVERT LLC	4519 CANTERBURY LN	DAVENPORT IA 52806
183	G0025-37	1226 BRADY ST	MIDWEST PROPERTY HOLDINGS LC	501 S OAK LN	BLUE GRASS IA 52726
184	G0025-38		MIDWEST PROPERTY HOLDINGS LC	501 S OAK LN	BLUE GRASS IA 52726
185	G0026-02	127 W 13TH ST	MAD PROPERTIES COOPERATIVE	615 BLOSSOM HILL RD #21	LOS GATOS CA 95032
186	G0026-03	133 W 13TH ST	BRAVO PROPERTIES LLC	4555 UTICA RIDGE RD	BETTENDORF IA 52722
187	G0038-44		DAVENPORT COMMUNITY SCHOOLS DISTRICT	1606 BRADY ST	DAVENPORT IA 52803
188	G0040-01	1115 BRADY ST	THOMAS ERICKSON	1703 BRADY ST	DAVENPORT IA 52803
189	G0040-16A	1005 BRADY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
190	G0040-42	1003 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
191	G0041-27B	723 BRADY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATIAN	1000 BRADY ST	DAVENPORT IA 52803
192	G0041-29	705 BRADY ST	AMERICAN PENSION SERVICES FUB	1275 ASH DR	LAYTON UT 84040
193	G0042-19	724 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
194	G0043-29	821 RIPLEY ST	UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
195	G0043-37B	808 HARRISON ST	UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
			PETER MAGEE		
196	G0054-07	412 W 6TH ST	GEOFF HASTING	412 W 6TH ST	DAVENPORT IA 52803
197	G0054-09	633 RIPLEY ST	CHRISTINA BUCKSBAUM	3815 128TH ST	URBANDALE IA 50323
			STEVEN E BARTHOLOMEW		
198	G0054-11	615 RIPLEY ST	SARA BARTHOLOMEW	615 RIPLEY ST	DAVENPORT IA 52803
199	G0054-19A	321 W 6TH ST	TERRY GENZ	321 W 6TH ST	DAVENPORT IA 52803
200	G0054-19A	321 W 6TH ST	TERRY GENZ	321 W 6TH ST	DAVENPORT IA 52803
201	G0054-36	515 RIPLEY ST & 509	P & D RENTALS LLC	5939 DAYTON CORNER B ST	COLONA IL 61241
202	G0055-16	502 BRADY ST	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
203	G0055-31		RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD	FAYETTE LA 70508
204	G0055-32A		IRR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD	FAYETTE LA 70508
205	G0056-19	208 E 6TH ST	MORGEN SCROGGINS	208 E 6TH ST	DAVENPORT IA 52803
			TED BRECKENFELDER		
206	F0017-06A		HERBERT SCHULTZ JR	2900 BARCELONA TER	BETTENDORF IA 52722
			WILLETTE MARTIN		
207	F0017-07	1225 PERSHING AV	ALENA WILLETTE	1225 PERSHING AV	DAVENPORT IA 52803
			MARNA MORETTI		
208	F0031-28	1129 IOWA ST	RYAN GOODWIN	1129 IOWA ST	DAVENPORT IA 52803
209	F0032-02	329 E 11TH ST	S & J REALTY	6480 131ST ST	BLUE GRASS IA 52726
210	F0032-03	327 E 11TH ST	DARLENE DEBOER	1431 W 17TH ST	DAVENPORT IA 52804
211	F0032-04	323 E 11TH ST	PATRICK NEWHOUSE	7 VISTA CT	DAVENPORT IA 52807
212	F0032-05	319 E 11TH ST	ANTHONY & JACQULINE REYNOLDS REVOCABLE TRST	935 S OHIO AVE	DAVENPORT IA 52802
213	F0032-06	313 E 11TH ST	ANTHONY & JACQULINE REYNOLDS REVOCABLE TRST	935 S OHIO AVE	DAVENPORT IA 52802
214	F0032-07	309 E 11TH ST	DOROTHY TRIER	1501 WILLOW ST	PEKIN IL 61554
215	F0032-08	307 E 11TH ST	TWIN OAK PROPERTIES LLC	5218 NW 78TH WAY	KANSAS CITY MO 64151
216	F0032-09	303 E 11TH ST	JEFFREY NESBITT	11 RIVERVIEW PARK DR	BETTENDORF IA 52722
217	F0032-19	1102 IOWA ST	VANESSA MCGINNIS	1102 IOWA ST	DAVENPORT IA 52803
218	F0032-26	1118 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
219	F0032-28B	225 E 12TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
220	F0033-03	904 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803-5214
221	F0033-11	1018 PERSHING AV	PALMER CHIROPRACTIC UNIVERSITY	1000 BRADY ST	DAVENPORT IA 52803
222	F0033-21	321 E 10TH ST	MAD PROPERTIES COOPERATIVE	615 BLOSSOM HILL RD #21	LOS GATOS CA 95032
223	F0048-09B	806 PERSHING AV	HARVANER BERRY	3625 MISSISSIPPI AVE	DAVENPORT IA 52807
224	F0048-15	304 E 8TH ST	R & J YADDOF TRUST	4034 W 60TH ST	DAVENPORT IA 52806
			CHRISTINE YADDOF (Contract Purchaser)		
225	F0048-15	304 E 8TH ST	JUSTIN YADDOF (Contract Purchaser)	852 STONEBRIDGE CR	ELDRIDGE IA 52748
226	F0048-16	306 E 8TH ST	R & J YADDOF TRUST	4034 W 60TH ST	DAVENPORT IA 52806
			CHRISTINE YADDOF (Contract Purchaser)		
227	F0048-16	306 E 8TH ST	JUSTIN YADDOF (Contract Purchaser)	852 STONEBRIDGE CR	ELDRIDGE IA 52748
228	F0048-17	314 E 8TH ST	R & J YADDOF TRUST	4034 W 60TH ST	DAVENPORT IA 52806
			CHRISTINE YADDOF (Contract Purchaser)		
229	F0048-17	314 E 8TH ST	JUSTIN YADDOF (Contract Purchaser)	852 STONEBRIDGE CR	ELDRIDGE IA 52748
230	F0064-20A	521 PERRY ST	PALMER CHIROPRATIC UNIVERISTY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
231	G0025-28	1129 BRADY ST	AHMAD FARRAJ	1129 BRADY ST	DAVENPORT IA 52803
			ABDALHADI MATAR		
232	G0025-34	1218 BRADY ST	HAIFA MATAR	4350 APPLE VALLEY DR	BETTENDORF IA 52722
233	G0040-18		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
234	G0040-38		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
235	G0040-39	1019 PERRY ST	HIRSTEIN GULASY PROPERTIES LLC	2809 E 44TH ST	DAVENPORT IA 52807
236	G0041-09	809 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
237	G0041-10	739 PERRY ST	PERRY STREET COOPERATIVE	1740 JERSEY RIDGE RD	DAVENPORT IA 52803
238	G0041-14	709 PERRY ST	JTL REAL ESTATE HOLDING COMPANY LLC	PO BOX 4469	DAVENPORT IA 52808
239	G0041-30	701 BRADY ST	PHH MORTGAGE CORPORATION	ONE MORTGAGE WAY MS-SV01	MT LAUREL NJ 08054
240	G0042-22	734 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
241	G0042-24	748 MAIN ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803

242	G0043-38E	321 W 8TH ST	PARMENAS BENEVOLENT ASSOCIATION INC	321 W 8TH ST	DAVENPORT IA 52803
			TRACY LAWSON		
243	G0043-41B	703 N RIPLEY ST	CHRISTOPHER LAWSON	703 N RIPLEY ST	DAVENPORT IA 52803
244	G0054-20	517 RIPLEY ST	REDEVELOPMNET GROUP GATEWAY	732 GAINES ST	DAVENPORT IA 52803
245	G0055-22B	625 N HARRISON ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
			SEVENTH JUDICIAL DISTRICT		
246	G0055-22C		DEPT OF CORRECTIONAL SERVICES	605 MAIN ST	DAVENPORT IA 52801
			SEVENTH JUDICIAL DISTRICT		
247	G0055-25	605 MAIN ST	DEPT OF CORRECTIONAL SERVICES	605 MAIN ST	DAVENPORT IA 52801
248	G0055-47	528 MAIN ST	NORTHWESTERN BELL TELEPHONE	1801 CALIFORNIA ST #2500	DENVER CO 80202
249	F0017-03	1224 PERSHING AV	TLM HOLDINGS LLC	313 W 3RD ST	DAVENPORT IA 52801
250	F0017-03	1224 PERSHING AV	KATHLEEN LONGSHORE	2350 FARNAM ST	DAVENPORT IA 52803
			RAMENO RAFAEL CALZADA		
251	F0017-13A	311 E 13TH ST	MARIA DEL REFUGIO CALZADA	311 E 13TH ST	DAVENPORT IA 52803
252	F0017-14	317 E 13TH ST	LLC OHP 5	2920 HARRISON ST	DAVENPORT IA 52803
253	F0031-30	1119 IOWA ST	264 B & V PARTNERS LLC	2490 HEATHER GLEN AV	BETTENDORF IA 52722
			MARK ARNOULD		
254	F0032-24	315 E 12TH ST	KATHE WATSON-ARNOULD	315 E 12TH ST	DAVENPORT IA 52803
255	F0032-25	1125 PERSHING AV	LTJ REAL ESTATE HOLDING COMPANY LLC	PO BOX 4469	DAVENPORT IA 52808
256	F0032-27	1124 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
257	F0032-37	1203 PERSHING AV	INDWELLER LLC	4524 39TH AVE	ROCK ISLAND IL 61201
258	F0032-41	322 E 12TH ST	TERESA CARLTON	322 E 12TH ST	DAVENPORT IA 52803
			JEFFREY JACKSON		
259	F0032-43	1204 IOWA ST	SUZANNE JACKSON	1204 IOWA ST	DAVENPORT IA 52803
260	F0033-02	902 PERSHING AV	PALMER COLLEGE FOUNDATION	902 PERSHING AV	DAVENPORT IA 52803
261	F0033-05	908 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
262	F0033-06	217 E 10TH ST	MAD PROPERTIES COOPERATIVE	615 BLOSSOM HILL RD #21	LOS GATOS CA 95032
263	F0033-10	1014 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
264	F0033-28	310 E 9TH ST	JTL REAL ESTATE HOLDING COMPANY LLC	PO BOX 4469	DAVENPORT IA 52808
			RONALD HANSON		
265	F0033-29	314 E 9TH ST	TASHA HANSON	314 E 9TH ST	DAVENPORT IA 52803
266	F0033-30	318 E 9TH ST	JOE ERENBERGER	348 ISLAND AV	EAST MOLINE IL 61244
267	F0033-31	322 E 9TH ST	TABITHA RAWLS	322 E 9TH ST	DAVENPORT IA 52803
268	F0033-32A	908 IOWA ST	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
			DONALD STREAT		
269	F0034-30	909 IOWA ST	EDNA STREAT	909 IOWA ST	DAVENPORT IA 52803
270	F0048-02		DAVENPORT COMMUNITY SCHOOL DISTRICT	1002 W KIMBERLY RD	DAVENPORT IA 52806
			DENNIS JUCHTER		
271	F0048-07	802 PERSHING AV	CATHERINE JUCHTER	508 8TH AV	DURANT IA 52747
272	F0049-16	722 PERSHING AV	MC PROPERTIES LLC	6362 200TH ST	WALCOTT IA 52773
			KATHRYN DENHOLM		
273	G0025-03	1225 PERRY ST	JOHN DENHOLM	218 OAK ST	MANISTIQUE MI 49854
274	G0025-17	130 E 12TH ST	DARRELL S TURNER DIVERS INVEST	401 N MARQUETTE ST	DAVENPORT IA 52802-1310
275	G0025-21	1224 PERRY ST	DANIEL REED	955 S CONCORD ST	DAVENPORT IA 52802
276	G0025-23	119 E 13TH ST	BRIAN BLOODSWORTH	119 E 13TH ST	DAVENPORT IA 52803
			TOWNSQUARE MEDIA QUAD CITIES LLC		
277	G0025-24A		C/O TOWNSQUARE RADIO LLC	240 GREENWHICH AVE	GREENWICH CT 06830
			CHARLES VAN FOSSEN		
278	G0038-32	917 RIPLEY ST	MARGARET VAN FOSSEN	675 S UTAH AVE	DAVENPORT IA 52804
			JOE ERENBERGER		
279	G0038-41	918 HARRISON ST	LYDIA WIESE	230 W 3RD ST STE 218	DAVENPORT IA 52801
280	G0039-12A	1120 MAIN ST	DAVENPORT COMMUNITY SCHOOL DISTRICT	1002 W KIMBERLY RD	DAVENPORT IA 52806
281	G0040-41		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
282	G0041-13	721 PERRY ST	BELLA VENTURA PROPERTIES LLC	PO BOX 579	SEAL BEACH CA 90740
283	G0042-21	MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
284	G0043-28	825 RIPLEY ST	MARVELL STEVERSON AND WIFE	825 N RIPLEY ST	DAVENPORT IA 52803-5029
285	G0043-31		MICHAEL PRACHT	2228 WESTERN AV	DAVENPORT IA 52803
			TYRONE ORR		
286	G0055-06A	HARRISON ST	LESLIE ORR	P O BOX 3853	DAVENPORT IA 52808
287	G0055-08	226 W 5TH ST	NORTHWESTERN BELL TELEPHONE CO	1801 CALIFORNIA ST #2500	DENVER CO 80202-2658
288	G0055-20	BRADY STREET	RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD	FAYETTE LA 70508
289	G0055-45		AT&T COMMUNICATIONS	PO BOX 7207	BEDMINSTER NJ 07921-7207
290	F0017-10		DEBBRA BROWN	228 E 13TH ST	DAVENPORT IA 52803
291	F0017-11		DEBBRA BROWN	228 E 13TH ST	DAVENPORT IA 52803
292	F0031-13	422 E 10TH ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
293	F0032-10	1044 PERSHING AV	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
			MARISELA LAGUNAS CANTERO		
294	F0032-36	1207 PERSHING AV	HERNANDEZ RIOS MANUEL	1207 PERSHING AVE	DAVENPORT IA 52803
			CALVIN CLEVENGAR		
295	F0033-25	911 PERSHING AV	TERRANCE POSEY	1015 7TH ST	COLONA IL 61241
296	F0033-26A	907 PERSHING AV	ROSANNE MOHR	4340 RIDGEWOOD CT	DAVENPORT IA 52807
297	F0047-12	825 IOWA ST	HERMAN GOODWIN	825 IOWA ST	DAVENPORT IA 52803
298	F0048-18	320 E 8TH ST	CLAUDIO KURSCHAT	1226 LECLAIRE ST	DAVENPORT IA 52803-4448
299	F0048-19	322 E 8TH ST	ANTHONY THRELKELD	3625 MISSISSIPPI AVE	DAVENPORT IA 52807
			CHARLES CAHILL		
300	F0048-22		PATRICIA CAHILL	1229 36TH ST	ROCK ISLAND IL 61201-3047
301	F0048-26	308 E 8 1/2 ST	FRANSESCO SANTILLAN	4451 9TH ST CT	MOLINE IL 61244
302	F0049-18	625 PERSHING AV	MARCIA SIEBERE	625 PERSHING AV	DAVENPORT IA 52803
303	F0049-19C	621 PERSHING AV	QUIET CAPITAL LLC	2035 BRIDGE AVE STE 202	DAVENPORT IA 52803
304	G0025-26	1205 BRADY ST	ERIKSEN'S CORNER LLC	415 CARDINAL DR	ELIZABETHTOWN KY 42701
305	G0038-34		KIRK COLEMAN	318 W 9TH ST	DAVENPORT IA 52803
306	G0038-36B		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
			JOSEPH ERENBERGER		
307	G0038-39	910 HARRISON ST	LYDIA ERENBERGER	230 W 3RD ST STE 216	DAVENPORT IA 52801
308	G0038-42	920 HARRISON ST	DAVENPORT COMMUNITY SCHOOL DIS	1606 BRADY ST	DAVENPORT IA 52803
309	G0040-02		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
310	G0040-21A	914 PERRY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
311	G0040-31	118 E 11TH ST	HIRSTEIN PROPERTIES LLC	2809 E 44TH ST	DAVENPORT IA 52807-1584
312	G0040-35		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
313	G0041-15	705 PERRY ST	HIRSTEIN GULASY PROPERTIES LLC	2809 E 44TH ST	DAVENPORT IA 52807
314	G0041-16	214 E 7TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
315	G0041-24	805 BRADY ST	GRAY TELEVISION GROUP INC	4370 PEACHTREET ROAD NE	ATLANTA GA 30319
316	G0041-27D	711 BRADY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803

317	G0042-10	723 MAIN ST	KAPPA CHI PI	P.C.C. BOX 777	DAVENPORT IA 52803
318	G0042-13	705 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
319	G0042-14	122 W 7TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
320	G0042-17	MAIN ST	PALMER CHIROPRATIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
321	G0042-46	705 HARRISON ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
			JOSE MANUEL MARCELENO		
322	G0043-06	716 RIPLEY ST	MICHELLE MARCELENO	417 W 16TH ST	DAVENPORT IA 52803
			MICHAEL O RASCHER		
323	G0043-21	820 RIPLEY ST	ANDREA RASCHER	820 RIPLEY ST	DAVENPORT IA 52803
			WILBORN RENZIEL		
324	G0043-23		SHIRL KAY BELL	828 RIPLEY ST	DAVENPORT IA 52803
325	G0043-27	829 RIPLEY ST	LLTJ ENTERPRISES LLC	13974 194TH LANE NW	ELK RIVER MN 55330
			RED BOX DWELL INC		
326	G0054-13A	602 N HARRISON ST	BRET SCHRICKER	602 N HARRISON ST	DAVENPORT IA 52803-5216
			THINATOS LLC		
327	G0056-12	126 E 6TH ST	TOM BAKERIS	205 E RUSHOLME ST	DAVENPORT IA 52803
328	G0056-18A	116 E 6TH ST	BARBARA MANESS	116 E 6TH ST	DAVENPORT IA 52803
			JERMOE MERRICK		
329	G0056-24A	611 PERRY ST	RAMONA MERRICK	3518 ECIPLSE CR	DUBUQUE IA 52003
330	F0032-01	1016 IOWA ST	S & J REALTY	6480 131ST ST	BLUE GRASS IA 52726
			GLEN HUMES		
331	F0032-14	1103 PERSHING AV	PATRICIA ANN ROACHE	1103 PERSHING AV	DAVENPORT IA 52803
			GREGORY PEACOCK		
332	F0032-31	218 E 12TH ST	KAREN PEACOCK	1205 52ND ST	MOLINE IL 61265
333	F0032-32	222 E 12TH ST	ISLAND PROPERTIES LLC	PO BOX 3953	DAVENPORT IA 52808
334	F0032-34	1212 PERSHING AV	ALENA WILLETTE	1645 SPAULDING RD	BARTLETT IL 60103
335	F0033-04	906 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
336	F0033-22	311 E 10TH ST	LONG PHUONG COOPERATIVE	PO BOX 4345	DAVENPORT IA 52808
337	F0033-23	921 PERSHING AV	LONG PHUONG COOPERATIVE	PO BOX 4345	DAVENPORT IA 52808
338	F0033-27	903 PERSHING AV	JEFFREY GORDON	903 PERSHING AVE	DAVENPORT IA 52803
339	F0047-11	827 IOWA ST	HERMAN GOODWIN	825 IOWA ST	DAVENPORT IA 52803
340	F0048-01C		DAVENPORT COMMUNITY SCHOOL DISTRICT	1606 N BRADY ST	DAVENPORT IA 52803
341	F0048-11	816 PERSHING AV	NGUYEN INC	6201 N MARQUETTE ST	DAVENPORT IA 52806-2068
342	F0048-29	818 IOWA ST	MARY JOINER	323 E 9TH ST	DAVENPORT IA 52803
343	F0048-30	323 E 9TH ST	MARY JOYNER	323 E 9TH ST	DAVENPORT IA 52803
			MATTHEW BURNS		
344	F0049-01A	224 E 6TH ST	KARIN HUFFMAN BURNS	224 E 6TH ST	DAVENPORT IA 52803
345	F0049-08	218 E 7TH ST	WILLIE CAUTHEN JR	8456 SAILING LOOP	BRADENTON FL 34202
346	F0049-09	224 E 7TH ST	LIVING OUR DREAMS LLC	14631 FERN AV	DAVENPORT IA 52804
347	F0049-12	712 PERSHING AV	BRENDA RATLIFF	712 PERSHING AV	DAVENPORT IA 52803
348	F0049-17A	724 PERSHING AV	TIMOTHY LANE	6362 200TH ST	WALCOTT IA 52773
349	G0024-40		TLM HOLDINGS LLC	313 W 3RD ST	DAVENPORT IA 52801
350	G0024-40		KATHLEEN LONGSHORE (contract purchaser)	2350 FARNAM ST	DAVENPORT IA 52803
351	G0025-04	1219 PERRY ST	ETIE O'CONNELL	15457 MEHERRIN DR	CENTREVILLE VA 20120
			DANIEL RICHARDSON		
352	G0025-13	1126 PERRY ST	BARBARA RICHARDSON	6170 SHADOWBROOK DR	BETTENDORF IA 52722
353	G0025-29	1123 BRADY ST	THOMAS NARES	2015 MYRTLE ST	DAVENPORT IA 52804
354	G0038-38	908 HARRISON ST	D I PROPERTIES LLC	348 RIVER DR	BETTENDORF IA 52722
355	G0040-03	1101 BRADY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
356	G0040-19	912 PERRY ST	PALMER COLLEGE OF CHIROPRACTIC	1000 BRADY ST	DAVENPORT IA 52803
			RONALD PERRY		
357	G0041-28	707 BRADY ST	BRENDA PERRY	1275 ASH DR	LAYTON UT 84040
358	G0042-02	722 BRADY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
359	G0042-20	MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
360	G0042-45A	HARRISON ST	PALMER CHIROPRATIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
361	G0043-08	401 W 8TH ST	RITA HOLCOMB	401 W 8TH ST	DAVENPORT IA 52803
362	G0043-34		UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
363	G0043-35		UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
			STEPHEN BRENNER		
364	G0043-36		CAROL BRENNER	2103 DORCHESTER CT	DAVENPORT IA 52807
365	G0055-03	623 HARRISON ST	CARRIAGE WORKS LLC	312 W 3RD ST STE 2	DAVENPORT IA 52801
			TYRONE ORR		
366	G0055-06B	HARRISON ST	LESLIE ORR	P O BOX 3853	DAVENPORT IA 52808
367	G0056-07A	520 PERRY ST	PALMER CHIROPRATIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
368	G0056-20	212 E 6TH ST	LICANDRO MANAGEMENT LLC	4545 ASPEN HILLS CR	BETTENDORF IA 52722
			MATTHEW BURNS		
369	G0056-21		KARIN BURNS	224 E 6TH ST	DAVENPORT IA 52803
370	G0056-23A	613 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
			ROBERT RINDERKNECHT		
371	F0049-15	718 PERSHING AV	RANDY FORSYTHE	718 PERSHING AV	DAVENPORT IA 52803
372	F0049-49A		W G Z CORPORATION	PO BOX 934	BLUE JAY CA 92317-0934
373	G0024-04C	109 E 14TH ST	ST JOHN'S UNITED METHODIST CHURCH	109 E 14TH ST	DAVENPORT IA 52803
374	G0041-17	702 PERRY ST	DAY TRAIN LLC	702 PERRY ST	DAVENPORT IA 52803
375	G0042-01B	708 BRADY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
376	G0042-12	715 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
377	G0042-18	718 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
378	G0042-23	738 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
379	G0043-07	718 RIPLEY ST	GATEWAY REDEVELOPMENT GROUP	732 GAINES ST	DAVENPORT IA 52802
380	G0043-20	406 W 8TH ST	CHRISTINA NALL	406 W 8TH ST	DAVENPORT IA 52803-5004
			GOLD COAST & HAMBURG HISTORIC		
381	G0043-38D		DIST ASSOC ATTN PJ SLOBOJAN	PO BOX 4904	DAVENPORT IA 52808
382	G0043-42A	704 HARRISON ST	L & L GUTTERING SERVICE	704 HARRISON ST	DAVENPORT IA 52803
			DAVID LAROQUE		
383	G0054-08	628 RIPLEY ST	MONICA LAROQUE	628 RIPLEY ST	DAVENPORT IA 52803
384	G0054-10A		GRANDVIEW COOPERATIVE	816 20TH ST	ROCK ISLAND IL 61201
385	G0054-10B	627 RIPLEY ST	GRANDVIEW COOPERATIVE	816 20TH ST	ROCK ISLAND IL 61201
386	G0054-14	628 HARRISON ST	MERLE L BOETTCHER REVOCABLE TRUST	630 HARRISON ST	DAVENPORT IA 52803
387	G0055-35A		RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD	FAYETTE LA 70508
388	G0055-46		AT&T COMMUNICATIONS	PO BOX 7207	BEDMINSTER NJ 07921-7207
389	G0056-07B	BRADY STREET	SIX O ONE CORP	601 BRADY ST	DAVENPORT IA 52803
390	G0056-13	620 PERRY ST	JTL REAL ESTATE HOLDING COMPANY LLC	PO BOX 4469	DAVENPORT IA 52808
391	G0056-15B	111 E 7TH ST	JTL REAL ESTATE HOLDING COMPANY LLC	PO BOX 4469	DAVENPORT IA 52808
392	G0056-16A	617 BRADY ST	PRECISION DENTAL DESIGNS LLC	617 BRADY ST	DAVENPORT IA 52803

393	G0055-48		RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD	FAYETTE LA 70508
394	G0056A01		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
395	G0056A02	501 BRADY ST	501 BRADY ASSOCIATES LP	3408 WOODLAND AV STE 504	WEST DES MOINES IA 50266
			HENRY P VARGAS TRUSTEE		
396	F0049-20	613 PERSHING AV	LUCY VARGAS, TRUSTEE	517 E CENTRAL PARK AV	DAVENPORT IA 52803
			HENRY P VARGAS TRUSTEE		
397	F0049-21	302 E 6TH ST	LUCY VARGAS, TRUSTEE	517 E CENTRAL PARK AV	DAVENPORT IA 52803
			HENRY P VARGAS TRUSTEE		
398	F0049-23		LUCY VARGAS, TRUSTEE	517 E CENTRAL PARK AV	DAVENPORT IA 52803
399	F0049-32A	321 E 7TH ST	MCDONNELL & ASSOCIATES INC	422 PERSHING AV	DAVENPORT IA 52801
400	F0050-10	402 E 6TH ST	DARRELL TURNER	401 N MARQUETTE ST	DAVENPORT IA 52802
401	F0063-13	403 E 6TH ST	RICHBRIDGE PROPERTIES LLC	215 N MAIN ST	DAVENPORT IA 52801
402	F0063-14	523 IOWA ST	RICHBRIDGE PROPERTIES LLC	215 N MAIN ST	DAVENPORT IA 52801
403	F0064-05B	529 PERSHING AV	DAVENPORT ELECTRIC CONTRACT CO	P.O. BOX 4229 529 PERSHING AV	DAVENPORT IA 52808
404	F0064-06	511 PERSHING AV	PERSHING HILL LOFTS LLC	101 W 2ND ST STE 400	DAVENPORT IA 52801
405	F0064-12B	518 PERSHING AV	PERSHING HILL LOFTS LLC	101 W 2ND ST STE 400	DAVENPORT IA 52801
			JOSEPH ERENBERGER		
406	F0064-21	509 PERRY ST	LEVI RITCHIE	PO BOX 4469	DAVENPORT IA 52808
407	F0064-24A	206 E 5TH ST	ELECTRICAL ENGINEERING & EQUIP	953 73RD ST	WINDSOR HEIGHTS IA 50312
408	F0064-25	E 5TH ST	PERSHING HILL LOFTS LLC	101 W 2ND ST STE 400	DAVENPORT IA 52801
409	F0064-27A	228 E 5TH ST	PERSHING HILL LOFTS LLC	101 W 2ND ST STE 400	DAVENPORT IA 52801
410	F0064-28	422 IOWA ST	SIEG IRON LOFTS LLC	145 E BADGER RD SUITE 200	MADISON WI 53713
411	F0064-29	422 IOWA ST	KERKER LOFTS LLC	145 E BADGER RD STE 200	MADISON WI 53713
412	F0064-30	315 E 5TH ST	KERKER LOFTS LLC	345 W WASHINGTON AVE - STE 301	MADISON WI 53713
413	F0064-31	427 PERSHING AV	PERSHING MASTER LANDLORD LLC	4240 MANCHESTER AVE	ST LOUIS MO 63110-3875
			MICHAEL MILLER		
414	F0064-32	415 PERSHING AV	SAUM CHERYL M	902 BRIDGE AV	DAVENPORT IA 52803
				513 FILLMORE ST	
415	F0064-34	411 PERSHING AV	ROEDERER HOLDINGS LLC	PO BOX 3587	DAVENPORT IA 52808-3587
416	F0064-05	418 PERSHING AV	MCDONNELL & ASSOCIATES INC	422 PERSHING AV	DAVENPORT IA 52801
417	F0064-03	225 E 5TH ST	DANIEL F PALMER	6225 BRADY ST	DAVENPORT IA 52806
418	F0064-04	428 PERSHING AV	PERSHING MASTER LANDLORD LLC	4240 MANCHESTER AVE	ST LOUIS MO 63110-3875
419	F0064-01	205 E 5TH ST	DANIEL F PALMER	6225 BRADY ST	DAVENPORT IA 52806
420	F0064-42	PERRY ST	DANIEL F PALMER	6225 BRADY ST	DAVENPORT IA 52806
421	F0064-45A	320 E 4TH ST	SIEG IRON LOFTS LLC	145 E BADGER RD SUITE 200	MADISON WI 53713
				513 FILLMORE ST	
422	F0064-47A	310 E 4TH ST	ROEDERER HOLDINGS LLC	PO BOX 3587	DAVENPORT IA 52808-3587
423	F0064-55F	312 E 5TH ST	PERSHING HILLS LOFTS LLC	101 W 2ND ST STE 400	DAVENPORT IA 52801
424	F0064-55H	500 IOWA ST	5TH STREET LOFTS LLC	345 W WASHINGTON AVE - STE 301	MADISON WI 53703
425	G0057-02A		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
426	G0057-03		THOMAS NARES	1902 E 47TH PL	DAVENPORT IA 52807
427	G0057-04	422 PERRY ST	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
428	G0057-05	425 BRADY ST	Y & J PROPERTIES LLC	PO BOX 4469	DAVENPORT IA 52808
429	G0057-06	421 BRADY ST	Y & J PROPERTIES LLC	PO BOX 4469	DAVENPORT IA 52808
430	G0057-07	407 BRADY ST	DEMOCRAT BUILDING LANDLORD LLC	111 N PERRY ST STE 300	DAVENPORT IA 52801-1614
431	G0057-08	401 BRADY ST	FORREST BLOCK LLC	4240 MANCHESTER AVE	ST LOUIS MO 63110-3875
432	G0057-10A		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
433	G0058-01A		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
434	G0058-09	401 MAIN ST	ST ANTHONY'S CHURCH OF DAVENPORT IA	417 N MAIN ST	DAVENPORT IA 52801
435	F0063-15A	427 IOWA ST	DAVENPORT LOFTS LLC	345 W WASHINGTON AVE - STE 301	MADISON WI 53713
			THOMAS YEGGY		
436	F0064-02	221 E 5TH ST	EILEEN YEGGY	4906 EMIES VIEW CT	DAVENPORT IA 52806
			JODI BROWN		
437	F0064-02	221 E 5TH ST	ROBERT BROWN	6650 PRIMROSE CT	BETTENDORF IA 52722
438	F0064-50	210 E 4TH ST	DANIEL PALMER	6225 BRADY ST	DAVENPORT IA 52806
439	F0064-52	415 PERRY ST	DANIEL PALMER	6225 BRADY ST	DAVENPORT IA 52806
			MARK ROSENBOHM		
440	F0017-17	330 E 13TH ST	MICHAEL ROSENBOHM	28118 215TH ST	LECLAIRE IA 52753
			DESMOND P HARDAWAY		
441	F0017-18	322 E 13TH ST	CHERIA HARDAWAY	322 E 13TH ST	DAVENPORT IA 52803
442	F0017-23	1312 PERSHING AV	BANK OF AMERICA NA	7105 CORPORATE MAIL STOP PTX-C-35	PLANO TX 75024
			CRAIG HAHN		
443	F0031-32	408 E 12TH ST	NICOLE HAHN	408 E 12TH ST	DAVENPORT IA 52803-4432
444	F0031-38	1227 IOWA ST	HAZIE HALLMAN	1227 IOWA ST	DAVENPORT IA 52803
445	F0034-32	406 E 9TH ST	JORDAN PAXTON	2301 DAVIE ST	DAVENPORT IA 52804
446	F0047-10	405 E 9TH ST	KAR INVESTMENTS LLC	P O BOX 3941	DAVENPORT IA 52808
			JEFFREY DELF		
447	F0047-14		TINA DELF	36 LOCUST CT	BLUE GRASS IA 52726
			AARON HOUZENGA		
448	F0047-15	402 E 8TH ST	SARAH HOUZENGA	2733 TREMONT AVE	DAVENPORT IA 52803-1726
			MICHAEL WITT		
449	F0047-16		DARLA WITT	727 W 31ST ST	DAVENPORT IA 52804
450	F0050-08	619 IOWA ST	ANDREW WOLD INVESTMENTS LLC	3320 W HARBOR DR	BETTENDORF IA 52722
451	F0050-09		DARRELL TURNER	401 N MARQUETTE ST	DAVENPORT IA 52802-1310
			409 E 6TH ST COOPERATIVE		
452	F0063-11	409 E 6TH ST	MARK R GOODDING	1716 S 9TH AVE	DAVENPORT IA 52804
453	F0063-12	407 E 6TH ST	DST PROPERTY MANAGEMENT	1200 5TH AVE	MOLINE IL 61265
454	F0064-44	324 E 4TH ST	SIEG IRON LOFTS LLC	345 W WASHINGTON AVE STE 301	MADISON WI 53703
455	F0064-48	302 E 4TH ST	ROEDERER HOLDINGS LLC	513 FILLMORE ST	DAVENPORT IA 52808-3587
456	G0024-02		ST JOHN'S UNITED METHODIST CHURCH	109 E 14TH ST	DAVENPORT IA 52803
457	G0024-39	1309 PERRY ST	B & V PARTNERS LLC 122	2490 HEATHER GLEN AV	BETTENDORF IA 52722
458	G0024-39	1309 PERRY ST	MICHAEL MYERS JR	1515 MARQUETTE ST	DAVENPORT IA 52804
459	G0038-20	1008 HARRISON ST	KOL TOV SERIES 3	1987 SPRUCE HILLS DR	BETTENDORF IA 52722
460	G0038-21		HELEN NEWMAN	3305 MAGNOLIA CT	BETTENDORF IA 52722
461	G0038-22		DANIELL WEINDRUCH	3305 MAGNOLIA CT	BETTENDORF IA 52722
462	G0038-23		DAVENPORT COMMUNITY SCHOOL DISTRICT	1002 W KIMBERLY RD	DAVENPORT IA 52806
463	G0038-24		RICHARD VESOLE	2490 HEATHER GLEN AVE	BETTENDORF IA 52722
464	G0038-25	1028 HARRISON ST	ANDREW WOLD INVESTMENTS LLC	3320 W HARBOR DR	BETTENDORF IA 52722-5588
			CHARLES VAN FOSSEN		
465	G0038-30		MARGARET VAN FOSSEN	675 S UTAH AVE	DAVENPORT IA 52804
			CHARLES VAN FOSSEN		
466	G0038-31		MARGARET VAN FOSSEN	675 S UTAH AVE	DAVENPORT IA 52804
467	G0038-45		ELAINE ABOYADE-COLE	8619 S MORGAN	CHICAGO IL 60620

468	G0038-46	930 HARRISON ST	FIRST FINANCIAL GROUP LC	1987 SPRUCE HILLS DR	BETTENDORF IA 52722
469	G0043-09	405 W 8TH ST	S & J REALTY	6480 131ST ST	BLUE GRASS IA 52726
470	G0043-19	410 W 8TH ST	RAFAEL CALZADA MARIA CALZADA	410 W 8TH ST	DAVENPORT IA 52803

The undersigned – **opposes / does not oppose** (circle one) REZ17-08

Comments: I am in favor of Palmer College of Chiropractic's request. I have experience with other institutions in other Midwest communities that such planned districts have/continue to serve the campus and city very well. Thank you.

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Kelly Young
ADDRESS 809 Perry Street
DATE 7-26-17
(please print legibly)

809 Perry Street
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned – **opposes / does not oppose** (circle one) REZ17-08

Comments:

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Theodore Priester / President of: 601 Brady Corp.
ADDRESS 601 Brady St., Suite 220
DATE 7/22/17 Davenport
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

(detach here)

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: Would be nice to purchase Lincoln School for Palmer, or possibly have the city give it to Palmer, to help improve neighborhood.

CITY OF DAVENPORT
Community Planning & Economic Dev.
226 W 4th St
DAVENPORT IA 52801

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Joyce + Randy Yaddof
ADDRESS 4034 W. 60th St. Dav.
DATE 7-24-2017
(please print legibly)

304-306-304 E. 8th St. Davenport, Ia.
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

(detach here)

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments:

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME THOMAS ERICKSON
ADDRESS 1703 BRADY STREET
DATE 7-22-17
(please print legibly)

1115 BRADY ST.
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned – **opposes** / **does not oppose** (circle one) REZT7-08

Comments: We fully support

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Richard Adam Sacred Heart Cath.
ADDRESS 422 E 10th St
DATE July 26, 2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

W 10 1/2 ST

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: I want a complete list of houses to be torn down, many of these houses have historic significance for the City of Davenport. Looking at the map, a house at the corner of 7th Street and Perry will be torn down, that house is on the National Registry. Palmer should be restoring these houses so that students can live there

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Garrett Development
ADDRESS 3806 Forest Road, Davenport, IA
DATE 7/22/2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

Dan Hirstein
2809 E. 44th St.
Davenport, IA 52807
Residence (563) 355-4062
Office & Fax: (563) 359-6815
Mobile: (563) 449-2854
email: ICPDAN@aol.com

7/25/17

Davenport Plan & Zoning Commission
226 West 4th Street
Davenport, Iowa

Subject: Case No. REZ17-08

Dear Planning & Zone Commission:

I own two properties that could be affected by the proposed PID District.

- 118 E. 11th St. also known as 118 E. Palmer Drive. This property appears to be part of the knock out on your map.
- 1019 Perry St.- This property does **not** appear to be noted as a knock out on your map.

I don't know if this is even important at this time, but want to bring it to your attention.

My current concerns center around a meeting with Palmer School's Vice Chancellor for Administration on June 23rd this year. This meeting addressed the consideration of selling my 118 E. 11th property to Palmer School.

In the course of our dialogue, I commented that a local appraiser stated that this property should continue to appreciate 2-3% a year in value. The Vice Chancellor for Administration at Palmer commented back to me, "That depends what I put next to your building". Not sure if that was a threat to lower the value of my property or what?

The second concern involves the Palmer parking lot directly to the East and North of my 118 E. 11th St. property.

Back in the 90's, Palmer constructed this parking area. The engineering of this parking lot illegally raised or changed the natural elevation surrounding my property. Rain water is now directed toward my building. My property has no rain water run off because of their engineering. The building now sits in a depression. (Pictures attached)

Over the years, I have extended down spout extension (see picture) to help move the water away from the building. I have suffered water seepage that affected the walls on the East side of the building. Last year I spent $8,000 to water proof and put concrete waterproof wall board in the lower apartment facing the parking lot.

I commented to the Vice Chancellor for Administration the problem their parking lot had created and if this illegal grading could be corrected? His response was, "I will check to see if the Statue of Limitations has expired"? I requested that he get back to me. He has never responded back. Pictures showing the illegal grading attached. Palmer School ignores me or refuses to address this issue???

Our family owned this property for over 50 years. In fact, Dr. Dennis Marchiori, Chancellor /CEO at Palmer rented from my Father at 705 Perry when he attended Palmer. Our relationship with Palmer School has always been one of working together to meet the needs of the students. The relationship has been mutually beneficial and exemplary.

I don't believe this relationship should change because of a few comments by an individual. We have been partners for too many years. I always felt that Palmer School represented high standards

and values. If Palmer accidently illegally misgraded a parking lot, it should be corrected. I have never given thought to legal action. We're partners and neighbors. Where are the **values** of correcting an obvious mistake and doing what is right? I'm sure Palmer strives to instill values in their students.

As the Commission reviews Palmer's rezoning request, it is of utmost importance the Zoning Commission be confident that Palmer School will be operating with "principles" and "values" toward its neighbors. The comments and attitude on June 23rd are not consistent with the values, principles, and our relationship of the past 50+ years. Has something changed?? I feel it is important that the Zoning Board and Community be aware of how Palmer School responds to various situations.

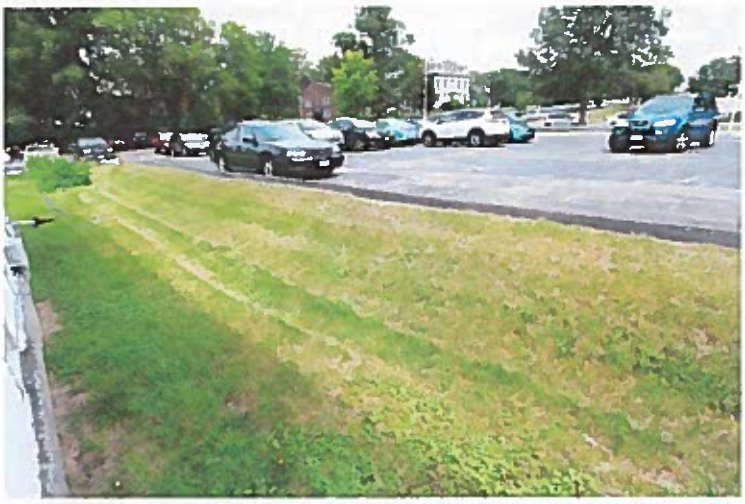
At this time, I oppose any changes to zoning until Vice Chancellor for Administration clarifies what was said to me on June 23rd

For Your Information,

Dan Hirstein

Dan Hirstein
Principal
Hirstein Properties

Cc: Dr. Dennis Marchiori



PALMER
College of Chiropractic

August 2, 2017

Dan Hirstein
2809 E. 44th Street
Davenport, Iowa 52807

VIA EMAIL: ICPDAN@aol.com

Dan:

It was great to see you at the meeting last night. I'm sorry I didn't get a chance to speak to you. Yesterday city staff provided me a copy of your letter dated 7/25/2017 addressed to "Planning & Zone Commission" which I read after the meeting. I wish you had sent me a copy or even emailed or called me and I would have been able to respond to you sooner.

At our June 23rd meeting, my statement, "That depends what I put next to your building" was about what could occur to your property values over the next 10 years. It was in the context of our proposed PID plan which shows no new development immediately adjacent to your property and an improved mixed-use development along Brady Street. I indicated that if we were to be able to develop that it could potentially POSITIVELY affect your property value, not lower it. We also discussed that if Palmer is able to move forward with our plans and the number of students on campus grew, that too could POSITIVELY affect your property value.

After indicating that you were not interested in selling your property for less than at least three times current fair market value, you brought up the issue of landscaping around your property. Our landscaping crews came out the next day on June 24th and cleared the area you were concerned about and we have maintained it properly ever since. You also expressed concern about the adjacent parking lot. I told you that I would look into it and see if parking lot run off was indeed draining toward your property and if anything needed to be done.

The parking lot is not higher than Palmer Drive or the adjacent allyway. Further a 3-4 inch curb exists along the parking lot so water cannot flow from the parking lot onto your property. As such, I saw no immediate need to address the issue as I didn't see how any water from the parking lot could affect your property. The reality of your property is that it is built below street level, the adjacent ally, and your gravel parking area to the rear of the property.

I've asked our facilities department to seek quotes for a barrier between the parking lot and your property and we have had contractors inspect the area and they are working on bids. Once those are back, I'll evaluate them to determine if we need to do any work in that area.

Warm regards,

Dr. J. Aaron Christopher, Ph.D., CPA
Vice Chancellor for Administration and
Treasurer of the College
(563) 884-5653
aaron.christopher@palmer.edu

Cc: Planning and Zoning Commission

Rusnak, Ryan

From: Lacey, Latrice
Sent: Monday, August 14, 2017 4:06 PM
To: Rusnak, Ryan
Cc: Berger, Bruce
Subject: RE: Zoning Commission Meeting

Palmer's meeting or notice of the meeting has no bearing on the City of Davenport's duty to provide adequate notice and effectively communicate with community members. Further, one person is enough to violate the FHA and ADA.

The Commission is requesting that this process be tabled until a comprehensive analysis on the impact of the community is done. If this moves forward without the Commission's requested study, they may direct staff to file an injunction or temporary restraining order to stop the process while the impact of this plan is studied.

Christina would likely be the best resource on changes to the notice as the City's ADA Coordinator, but we would be available to assist as necessary.

Thanks Ryan.

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

Notice: Since e-mail messages sent between you and the Davenport Civil Rights Commission and its employees are transmitted over the Internet, the Davenport Civil Rights Commission cannot assure that such messages are secure. You should be careful in transmitting information to the Davenport Civil Rights Commission that you consider confidential. If you are uncomfortable with such risks, you may decide not to use e-mail to communicate with the Davenport Civil Rights Commission. This message is covered by the Electronic Communication Privacy Act, 18 U.S.C. Sections 2510-2515, is intended only for the use of the person to whom it is addressed and may contain information that is confidential. It should also not be forwarded to anyone else. If you received this message and are not the addressee, you have received this message in error. Please notify the person sending the message and destroy your copy.

From: Rusnak, Ryan
Sent: Monday, August 14, 2017 2:41 PM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

No, I did not speak to this gentleman. I'm not sure who he talked to.

I really can't answer why something that was mailed on 7/21/2017 wasn't received until a day before the public hearing. I believe someone receiving a notice the day for the meeting is an exception and not the norm.

I would mention that Palmer held a neighborhood meeting in April to discuss this with the Community. They used the City's mail list.

It would be at the Chairperson's discretion to allow you address the Commission at the meeting.

We would appreciate suggested changes to the public hearing notice.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click here for more information.

Click for more information about the Zoning Ordinance Rewrite. Spread the Word.

From: Lacey, Latrice
Sent: Monday, August 14, 2017 12:56 PM
To: Rusnak, Ryan
Subject: RE: Zoning Commission Meeting

So did the gentleman talk to you?

I have some concerns about the notice timeframes and the lack of alternative formatting. For instance, the individual who contacted us has stated that he received the notice without adequate time to request transportation due to his disability. He also would not have time to submit a written response and get it in by noon the next day, or the next day at all.

Someone with a visual impairment would not be able to read the letter, and this timeframe certainly would not give them adequate time or opportunity to receive it in an alternative format, such as braille.

Further, we do not give any information about how someone with disabilities could receive accommodations for the public hearing, for example, a person who is deaf or hard of hearing might require an ASL interpreter, 24 hours' notice is likely is not enough time to request or accommodate that.

This notice and procedure is probably not consistent with the FHA or ADA requirements.

With regard to our concerns, I will be fine to go up and speak on those without prior approval from the chairperson as a staff person, correct?

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From: Rusnak, Ryan
Sent: Monday, August 14, 2017 12:01 PM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

Latrice,

This was a large mailer so we used Midwest Mail Works. We confirmed this morning that the notices were mailed on 7/21/2017.

Attached is the notice that was sent. My contact information was provided.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click here for more information.

Click for more information about the Zoning Ordinance Rewrite. Spread the Word.

From: Lacey, Latrice
Sent: Monday, August 14, 2017 11:03 AM
To: Rusnak, Ryan
Subject: RE: Zoning Commission Meeting

Was this the only notice that impacted residents received?

After the article was published, I was contacted by a community member with disabilities and he has stated that he received notice of the meeting by mail at 3 p.m. the day before the meeting, so that did not give him appropriate time to arrange transportation to the meeting. He stated that he then called city hall for clarity on the purpose of the

meeting and whether this was still on the agenda at the next meeting- tomorrow's meeting and he was told that it was, so he has arranged for transportation to come. He also stated that initially he could not get a clear answer to his question which was frustrating for him, whose number is listed on the notice? Also, does it include information on how to request ADA accommodations?

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

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From: Rusnak, Ryan
Sent: Monday, August 14, 2017 10:55 AM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

Good morning,

The public hearing was on the 1st. That is typically the opportunity for people to speak. At this point, it would be at the Chairperson's discretion.

If you prefer to put something in writing, I would be able to update the meeting packet .

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click here for more information.

Click for more information about the Zoning Ordinance Rewrite. Spread the Word.

From: Lacey, Latrice
Sent: Monday, August 14, 2017 10:50 AM
To: Rusnak, Ryan
Subject: Zoning Commission Meeting

Good morning Ryan,

I was looking over the meeting agenda for tomorrow and I notice that it is stating that tomorrow is not a public hearing and is time for the Commission to discuss the items on the agenda with City Staff and the developers, does that mean that members of the public are not allowed to have discussion on the agenda items?

If so, I would like to discuss this with you.

Thanks!

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

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City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-2286 **9/5/2017**

Subject:
Request F17-14 for a Final plat of Falcon Pointe First Addition, being a replat of Lot 3 of Eagle's Crest First Addition, located south of West Locust Street and west of Emerald Drive, containing 39 residential lots and 1 outlot on 23.3 acres, more or less. Revised location for detention.

ATTACHMENTS:

Type	Description
Cover Memo	F17-14 - Falcon Pointe 1st Add

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/31/2017 - 3:25 PM

City of Davenport
Community Planning & Economic Development Department
FINAL REPORT

PLAN AND ZONING COMMISSION

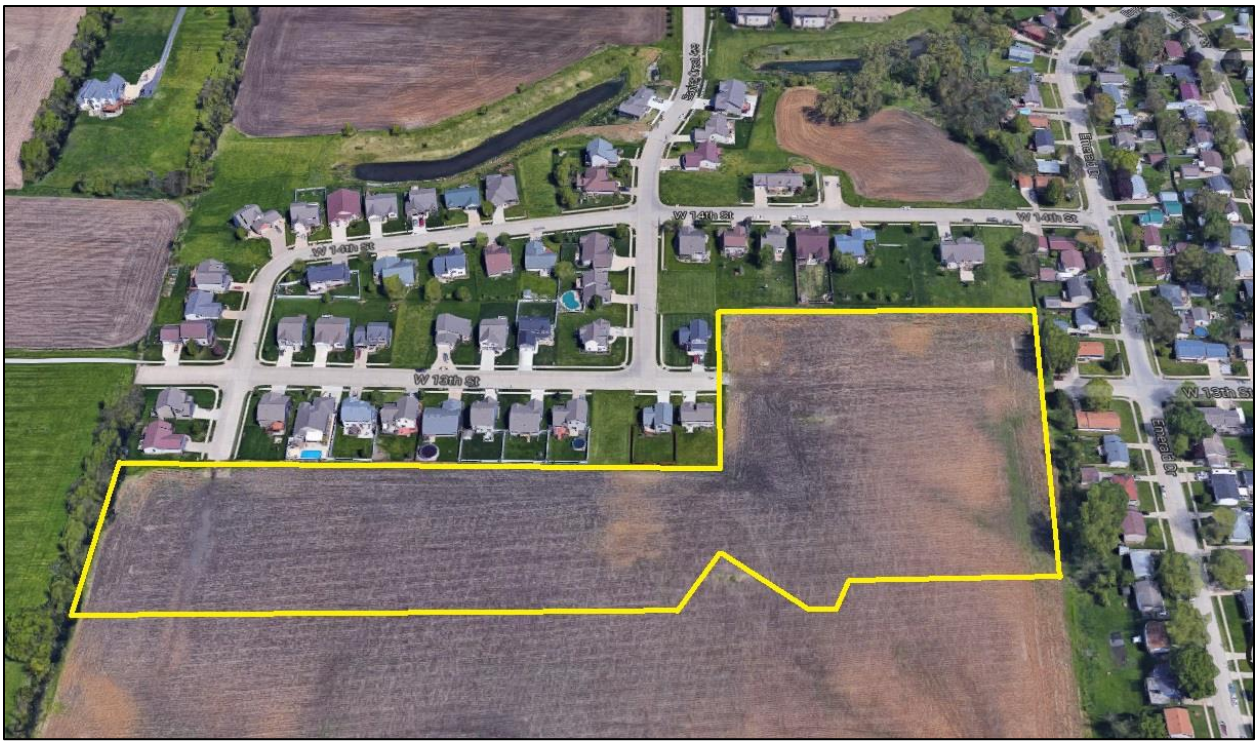
Meeting Date:	**Sept. 5, 2017**
Request:	**Final Plat Falcon Pointe Addition**
Address:	**south of the 4500 block of W 13th St**
Case No.:	**F17-14**
Applicant:	**Grunwald Land**

UPDATE:
This plat is coming back the Commission without having gone to City Council as the petitioner has decided to move Outlot A (formerly Lot A) from a location southerly and not contiguous to the buildable lots, to an adjacent and abutting location immediately to the south of the balance of the plat, as shown in the updated attached plat.

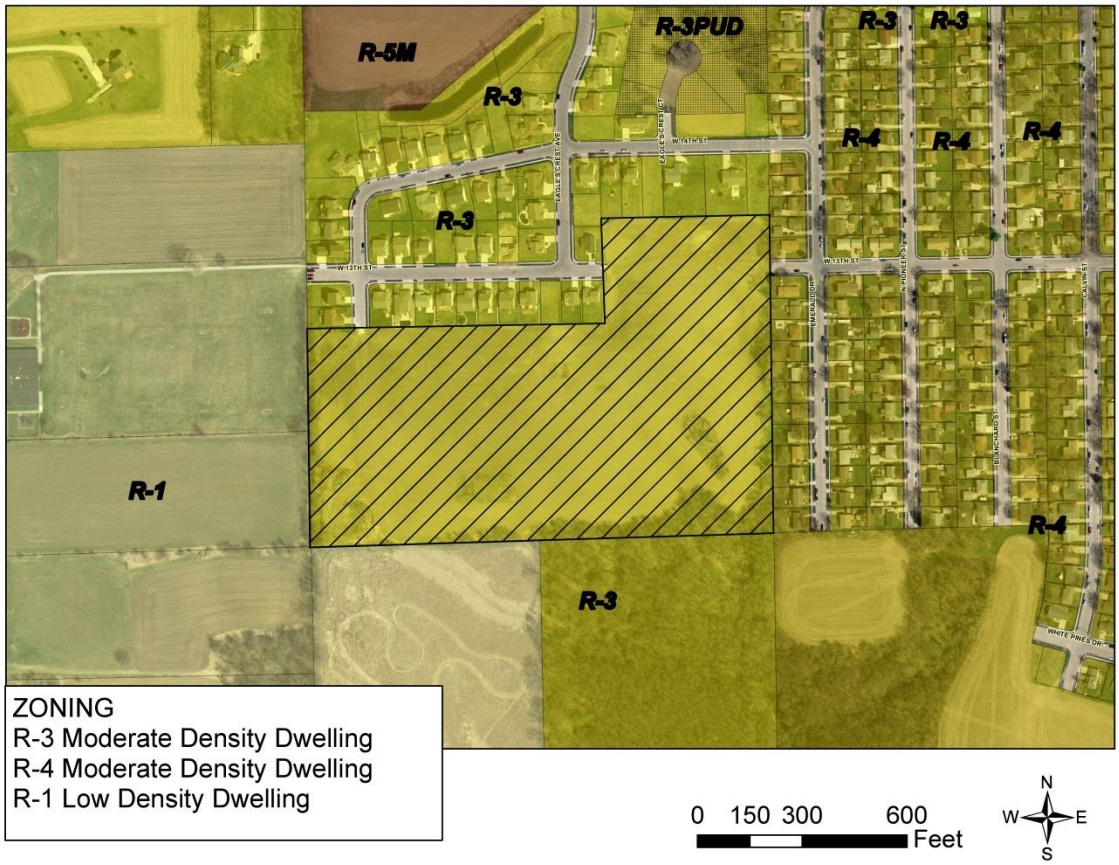
INTRODUCTION
Final Plat F17-14 Falcon Pointe First Addition, being a replat of Lot 3 of Eagle's Crest First Addition, located south of West Locust Street and west of Emerald Drive, containing 39 residential lots and one (1) outlot on 23.3 acres, more or less.

Recommendation: Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-14 to the City Council for approval subject to the listed conditions.

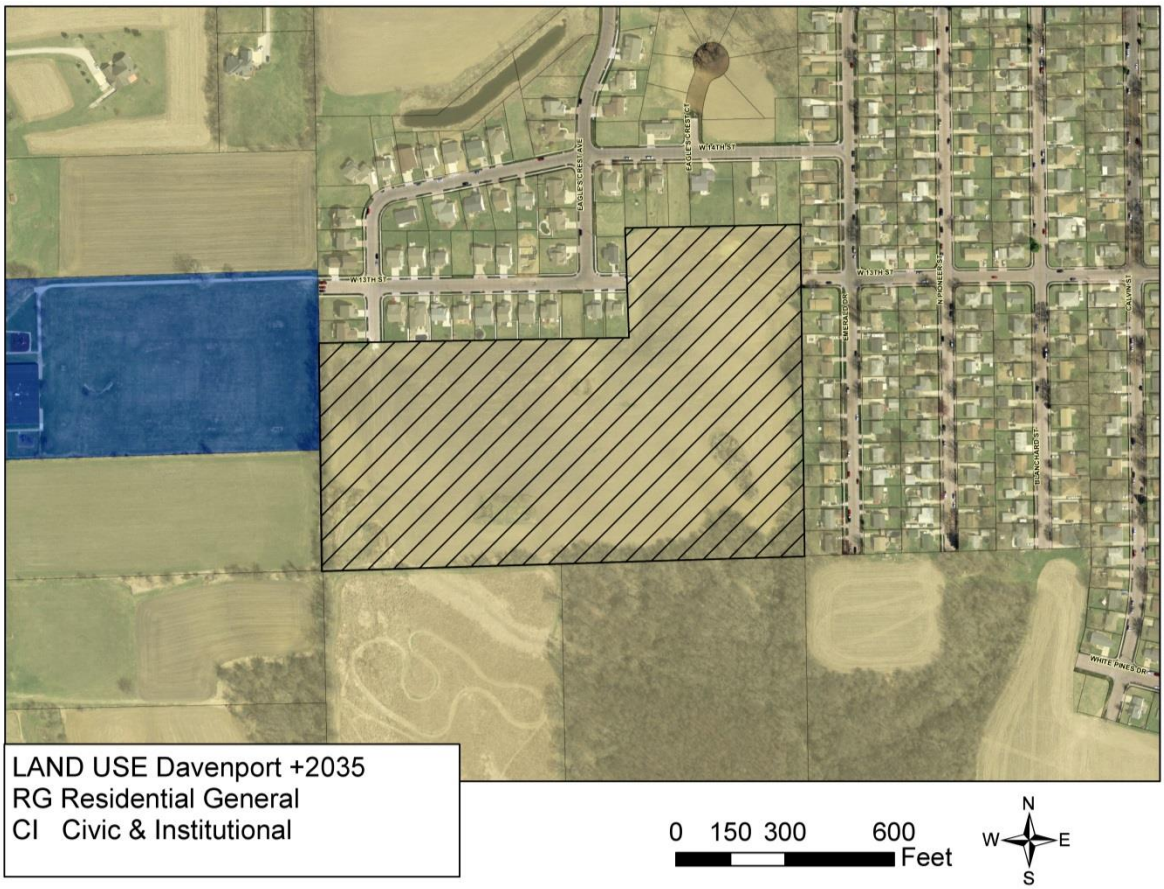
Aerial Photo: (approximate location; not to scale)



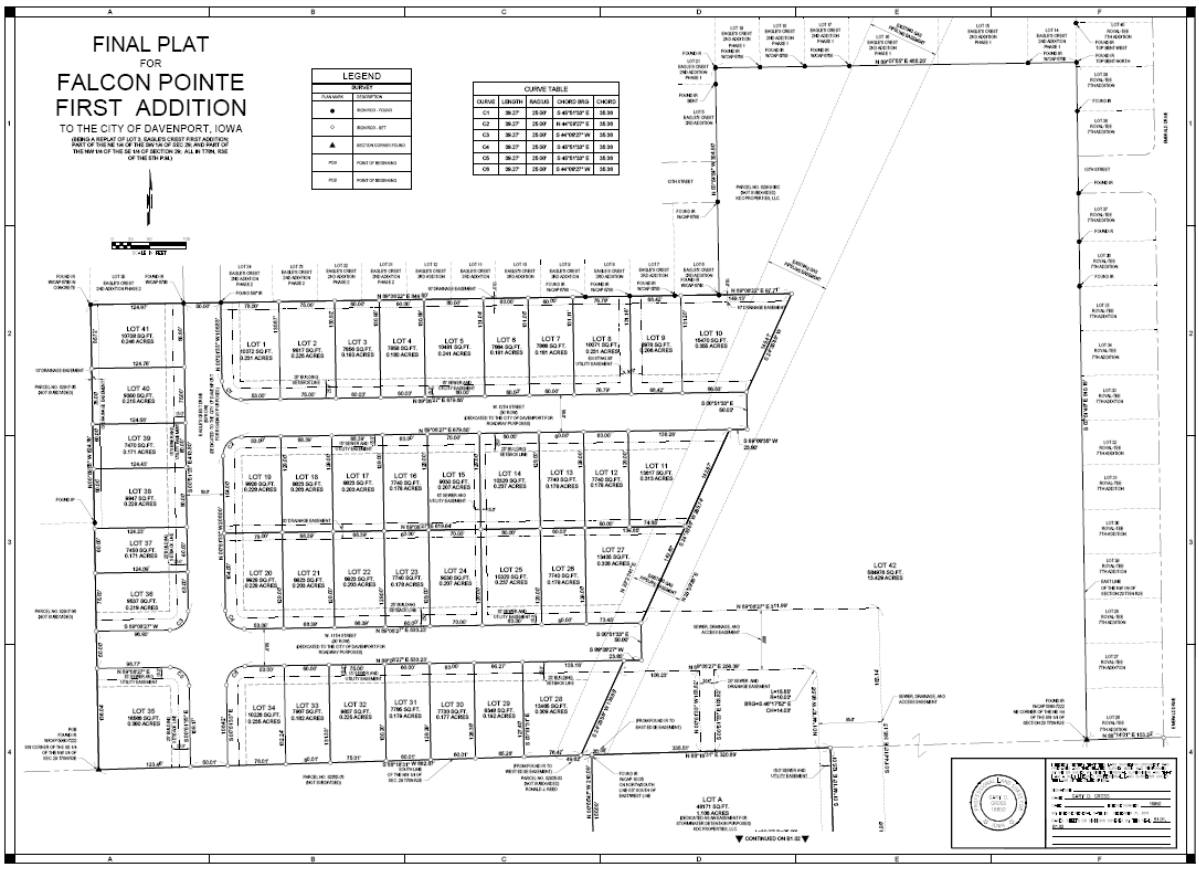
Zoning (R-3 Moderate Density Dwelling District)



Land Use 2035 (Residential General)



Plat



BACKGROUND

Comprehensive Plan:
Within Urban Service Area: Yes
Within Existing Service Area: Yes
Proposed Land Use Designation: Residential General - RG

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant *Davenport 2025* Goals and Objectives:
Urban Revitalization
Grow Tax Base

Technical Review:
Streets. No new streets are proposed with this request.
Storm Water. There is existing stormwater infrastructure in the local street system. New retention requirements should not be applicable.

Sanitary Sewer. Sanitary sewer service is located at this site. Extension of the line will not be necessary.
Other Utilities. This is an urban area and normal utility services are available.
Parks/Open Space. The proposed plat does not impact any existing or planned parks or public open spaces.

PUBLIC INPUT This is a subdivision plat. No notification is required.

DISCUSSION
The plat divides this lot creating an additional residential building site.

STAFF FINDINGS & RECOMMENDATION
Staff recommends the Plan and Zoning Commission accepts the findings and forward Case No. F17-14 to the City Council for approval subject to the following conditions:

1. It shall be noted on the plat (in some manor) that the ROW and easements shown are dedicated with the platting;
2. "Lot A" shall be titled "Outlot A" and the owner of should be noted;
3. Lot A (Outlot A) should be dedicated as a detention easement and the outlet works should be included within the easement;
4. A note shall be added to the plat regarding the gas pipeline easement stipulating that there shall be no permanent or temporary structures in the easement including but not limited to houses, garages, sheds, pool, and fencing; and
5. A note shall be added regarding absolute minimum cover over the gas line which shall be no less than 3' (which can include the depth of rock and concrete of the road).
6. The plat shall be reviewed and signed by the utility companies;
7. The surveyor shall sign the plat after all comments have been address; and
8. Construction plans have been submitted for review; pending completion of that review additional changes may be need to the plat.

Prepared by:

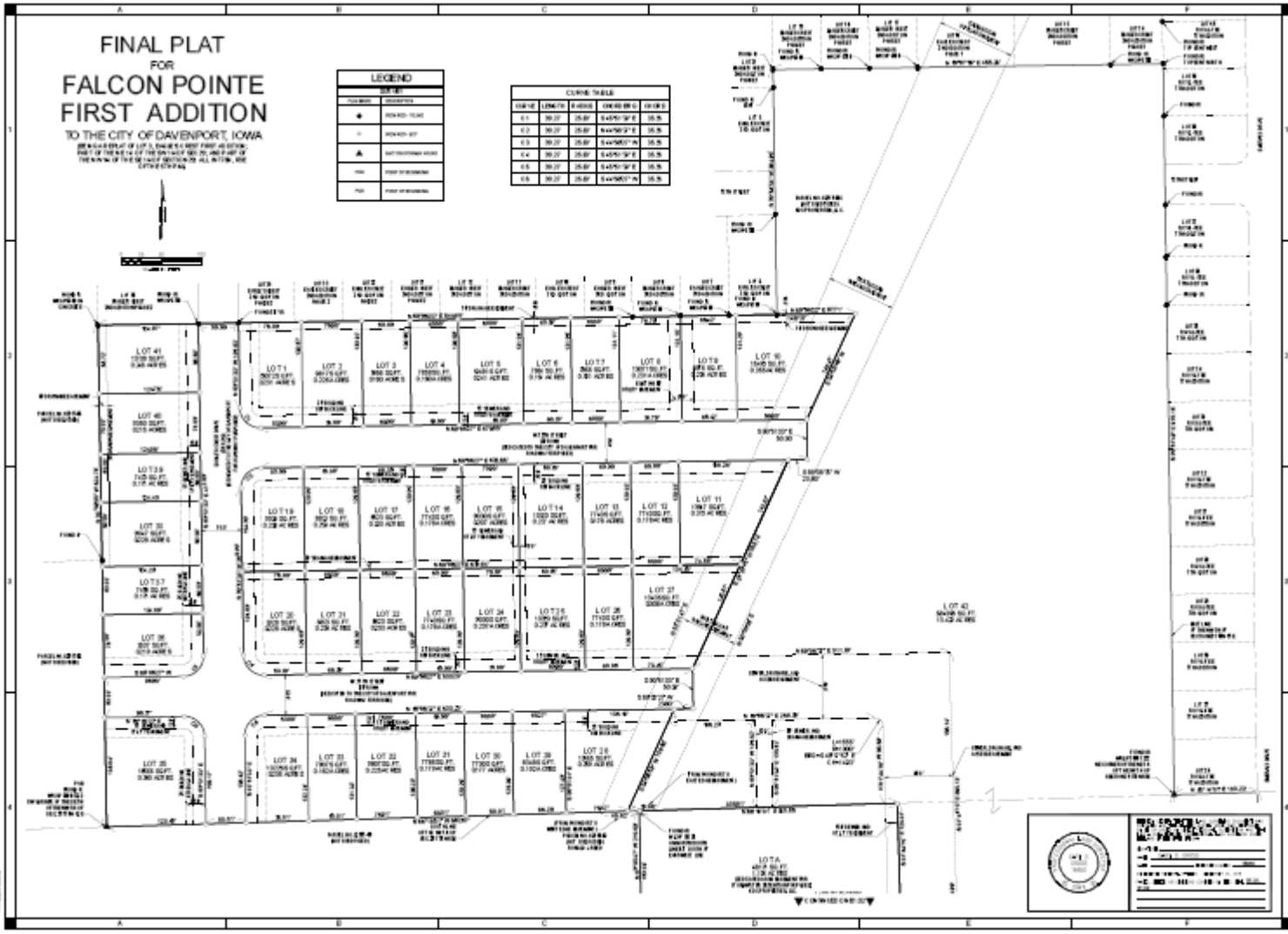
Scott Koops

Scott Koops, AICP
Planner II

FINAL PLAT
FOR
FALCON POINTE FIRST ADDITION
TO THE CITY OF DAVENPORT, IOWA

LEGEND	
SYMBOL	DESCRIPTION
●	IRON ROD - FOUND
○	IRON ROD - SET
▲	NAIL FOUND
POB	POINT OF BEGINNING
POC	POINT OF BEGINNING

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	39.27	25.00'	S45°50'19"E	35.35
C2	39.27	25.00'	N44°09'57"E	35.35
C3	39.27	25.00'	S44°09'57"W	35.35
C4	39.27	25.00'	S45°50'19"E	35.35
C5	39.27	25.00'	S44°09'57"W	35.35
C6	39.27	25.00'	N45°50'19"W	35.35



SHIVEHATTERY
ARCHITECTS + ENGINEERS

FINAL PLAT FOR FALCON POINTE FIRST ADDITION

FINAL PLAT

B1.01

PLANNING & ZONING COMMISSION

BY: _____

DATE: _____

CITY OF DAVENPORT, IOWA

BY: _____

ATTEST: _____

DATE: _____

CENTURYLINK (TELEPHONE)

BY: _____

DATE: _____

MIDAMERICAN ENERGY COMPANY (GAS/ELECTRIC)

BY: _____

DATE: _____

IOWA-AMERICAN WATER COMPANY (WATER)

BY: _____

DATE: _____

MEDIACOM (CABLEVISION)

BY: _____

DATE: _____

SURVEYOR'S NOTES

1. THIS SUBDIVISION CONTAINS 23.891 AC REC MORE OR LESS OF WHICH 0.33 AC REC MORE OR LESS TO BE DEDICATED TO THE CITY OF DAVENPORT FOR TYPE 0 RIGHT-OF-WAY STREET PURPOSES.

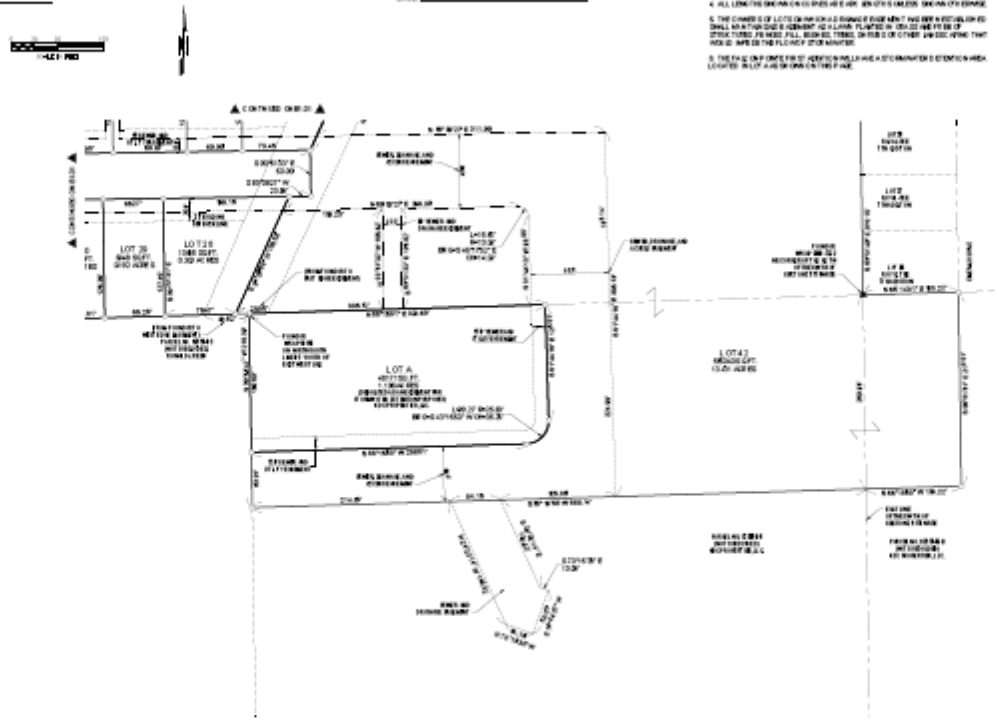
2. AS A REQUIRED PART OF SALE FOR PROPERTY A SIGN MAINTENANCE EASEMENT AND USE, LYING THE PERIMETER MEASUREMENTS OFFSET FROM THE DRAWING AND SHOWN ON THIS PLATS, DEDICATED AS A NON-EXCLUSIVE EASEMENT, WHICH ACCOUNTS FOR THE DIFFERENCES ON DRAWING THAT REQUIRED.

3. SEE INVALID PUBLIC OR STREETS ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ADJOINING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.

4. ALL LENGTHS SHOWN ON DIMENSIONS ARE EXPRESSED IN FEET UNLESS SHOWN OTHERWISE.

5. THE OWNER OF LOTS OR WHO HAS A DRAINAGE EASEMENT WHEREIN A FOUNDATION IS SHALL INSTALL A HIGH QUALITY SEDIMENT AND LAWN PLANTED IN 100% OF THE AREA OF STRUCTURE, REMOVE FILL, BUSH, ETC. TREES, OR BUILD OR OTHER, AND DO ANYTHING THAT MAY BE THE FLOW OF STORM WATER.

6. THE FALCON POINTE FIRST ADDITION WILL HAVE A STORMWATER DETENTION AREA LOCATED IN LOT A AS SHOWN ON THIS PLAT.



DEVELOPER

GRUMWALD LAND DEVELOPMENT, LC
4 W SOUTH SCHULTE DRIVE
LONG GROVE, IA 52756

OWNER

HDC PROPERTIES, LLC
1 25th 25th STREET
DAVENPORT, IA 52804

ZONING

1. THIS PARCEL IS ZONED R-3
2. SETBACKS: FRONT = 25' REAR = 30' SIDE = 7'

FLOOD ZONE

THIS PARCEL IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY ASSHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 19163 C0145F WITH AN EFFECTIVE DATED FEBRUARY 16, 2011.

SHIVEHATTERY
ARCHITECTS • ENGINEERS

FINAL PLAT FOR FALCON POINTE FIRST ADDITION

GRUMWALD LAND DEVELOPMENT, LC
DAVENPORT, IOWA

FINAL PLAT

B1.02

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn, 888-2286

Subject:
Case No. SNC17-01: Request of the City of Davenport - Public Works Department to change the name of a segment of of Forest Grove Drive/Forrest Grove Drive/Forest Grove Road located east of Utica Ridge Road abutting Fry's 1st Addition to Forest Grove Court.

ATTACHMENTS:

Type	Description
Resolution Letter	SNC17-01 Forest Grove Court

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/31/2017 - 3:24 PM

City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

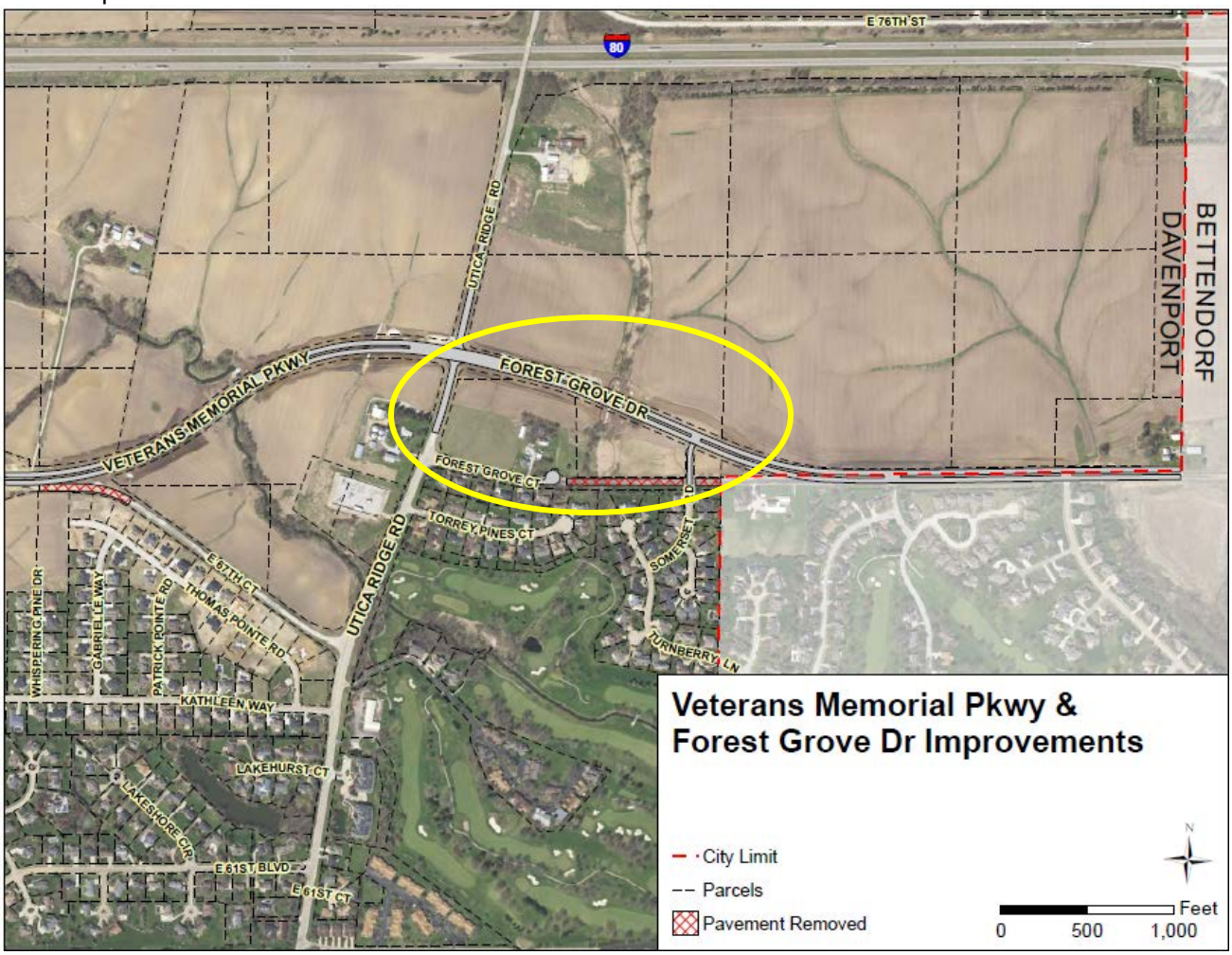
Meeting Date: September 05, 2017
Request: Street Name Change – to Forest Grove Ct
Location: East of Utica Ridge Rd
Case No.: SNC17-01
Applicant: City of Davenport – Public Works Department

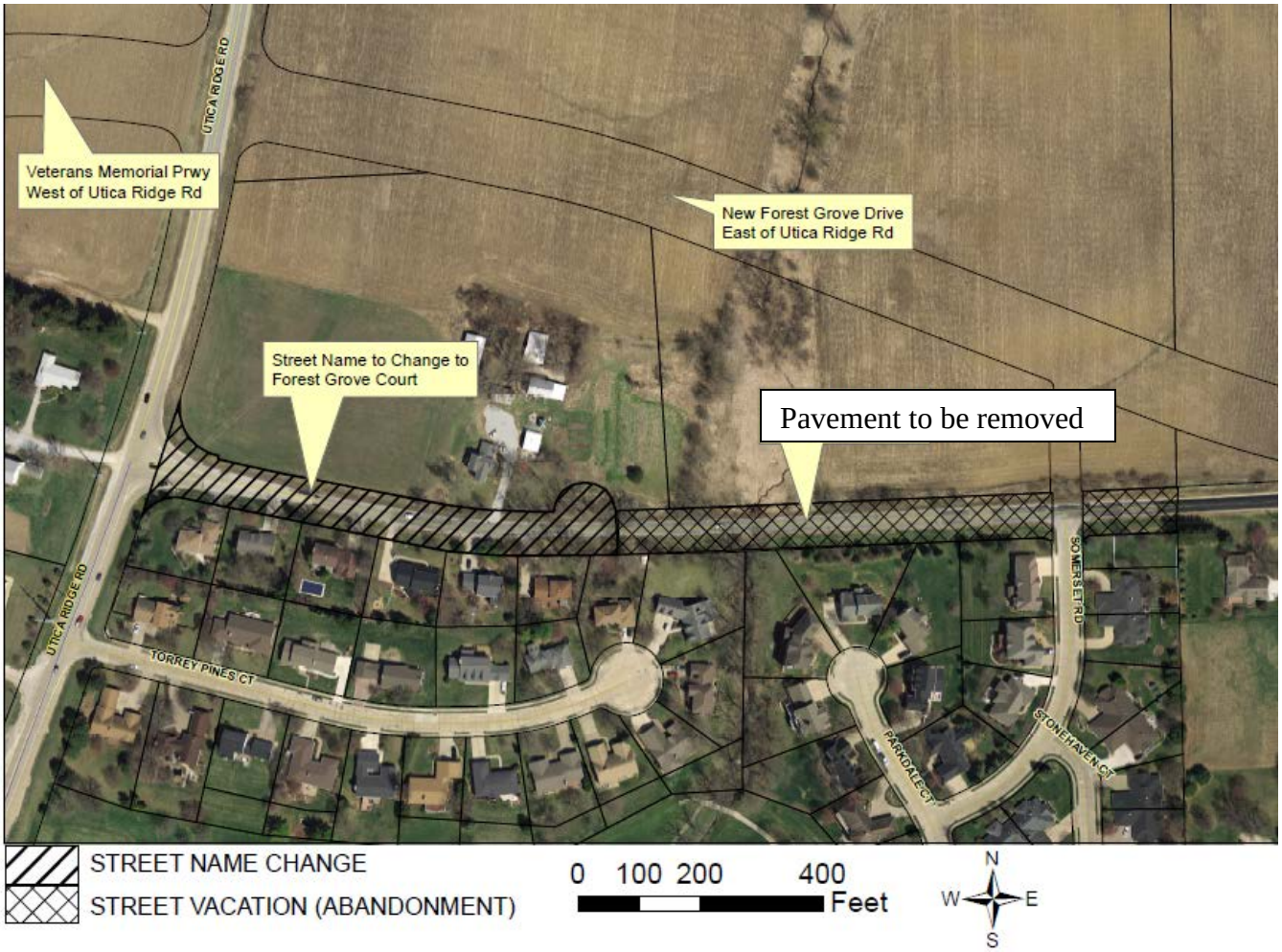
Recommendation:
No recommendation at this time

Introduction:
Request of the City of Davenport – Public Works Department to change the name of a portion of Forest Grove Drive/Forrest Grove Drive/Forest Grove Rd extending approximately 750 feet east from Utica Ridge Road.

AREA CHARACTERISTICS:

Aerial Map




UTICA RIDGE RD
Veterans Memorial Prwy
West of Utica Ridge Rd
New Forest Grove Drive
East of Utica Ridge Rd
Street Name to Change to
Forest Grove Court
Pavement to be removed
UTICA RIDGE RD
TORREY PINES CT
PARKDALE CT
STONEHAVEN CT
SOMERSET RD
STREET NAME CHANGE
STREET VACATION (ABANDONMENT)
0 100 200 400
Feet
N
W
E
S

Utica Creek
Forest Grove Rd
Logcon Spec Ops
E 67th St
Veterans Memorial Pkwy
Torrey Pines Ct
Somerset Rd
Parkdale Ct
James Rd

Background:

City of Davenport

August 28, 2017

Plan and Zoning Commission
City Hall
Davenport, IA 52801

Plan and Zoning Commission:

With the extension of Veteran's Memorial Parkway, a new alignment of Forest Grove Drive was made and the current street was dead-ended with a cul-de-sac. The alignment of VMP/67th St. was also changed and the current 1,500 foot section that connected to Utica Ridge Road was dead-ended. To address the new VMP alignment and avoid confusion with previous sections, Public Works recommends the following:

1) The section of old Veteran's Memorial Parkway that dead-ends approximately 1,500 feet west of Utica Ridge be renamed to East 67th Court.
2) The newly built section of street that extends from Utica Ridge and connects to Bettendorf's Forest Grove Drive be named Forest Grove Drive.
3) The section of street from Utica Ridge running east, ending in a cul-de-sac, that was named Forrest Grove Drive/Forest Grove Drive/Forest Grove Road be renamed Forest Grove Court – to indicate the new terminus.

A map is attached that lays out the proposed changes.

A notice was sent to the seven (7) property owners currently living on Forest Grove Road/Forest Grove Drive/Forrest Grove Drive with one objection to the name change, stating the difficulty of changing legal paperwork and confusion that may result.

The current name of Forest Grove Drive is actually platted two different ways – Forest Grove Drive and Forrest Grove Drive and the original resolution states the name as Forest Grove Road. Changing it to Forest Grove Court will remedy the current confusion.

Please schedule the necessary action for the renaming of the three street sections.

Sincerely,

Nicole Gleason

Nicole Gleason,
Public Works Director

Public Input:
A public hearing is scheduled for Tuesday, September 19th and notices will be sent to the 19 owners of property within 200 feet of the portion of street subject to the change in name. The Public Works Department has previously sent a notice to the seven (7) owners addressed along this segment of Forest Grove Drive.

Discussion:
The alignment of Veterans Memorial Parkway was establish in 2015 though discussion go back to at least 2006 when three alignments first proposed and discussed at public meetings. According to the Public Works Department, the current Forest Grove Drive has three different names: Forest Grove Drive, Forrest Grove Dive and Forest Grove Road.

- The original resolution states the name as "Forest Grove Road".
- The Commission's letter dated 10-13-1976 conditioned the approval of the plat on the name being "Forest Grove Drive"; and
- The adopted plat has the name listed as "Forrest Grove Drive".

The alignment of Veterans Memorial Parkway (VMP) creates a new intersection with Utica Ridge Road north of the old Forest Grove Drive/Forrest Grove Drive/Forest Grove Road intersection. East of Utica Ridge Road this new roadway, aligning with VMP, will be called Forest Grove Drive which will continue easterly and reconnect with the existing Forest Grove Drive in Bettendorf. The old Forest Grove Drive/Forrest Grove Drive/Forest Grove Road will terminate in a cul-de-sac and be named Forest Grove Court. This should resolve the three different name/spelling issue of this segment of roadway.

Staff Recommendation
No recommendation is made at this time.

Prepared by:

Wayne Wille, CFM – Planner II
Community Planning Division

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn, 888-2286 **9/5/2017**

Subject:
Case No. SNC17-02: Request of the City of Davenport - Public Works Department to change the name of a segment of Veterans Memorial Parkway (old E 67th St) located west of Utica Ridge Road abutting Walsh Pointe Third Addition to East 67th Court.

ATTACHMENTS:

Type	Description
Resolution Letter	SNC17-02 East 67th Court

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/31/2017 - 3:24 PM

City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

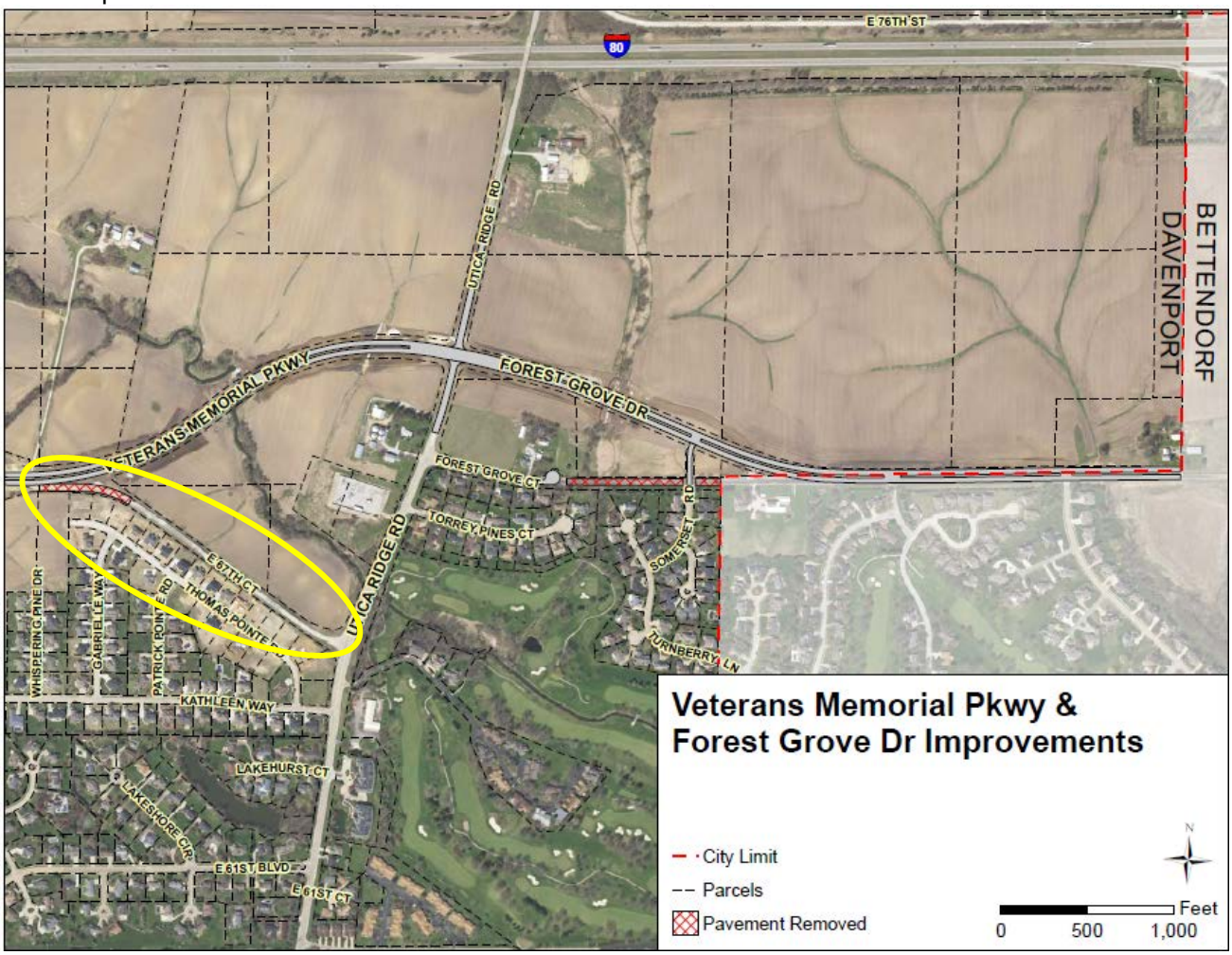
Meeting Date: September 05, 2017
Request: Street Name Change – to East 67th Court
Location: West of Utica Ridge Rd
Case No.: SNC17-02
Applicant: City of Davenport – Public Works Department

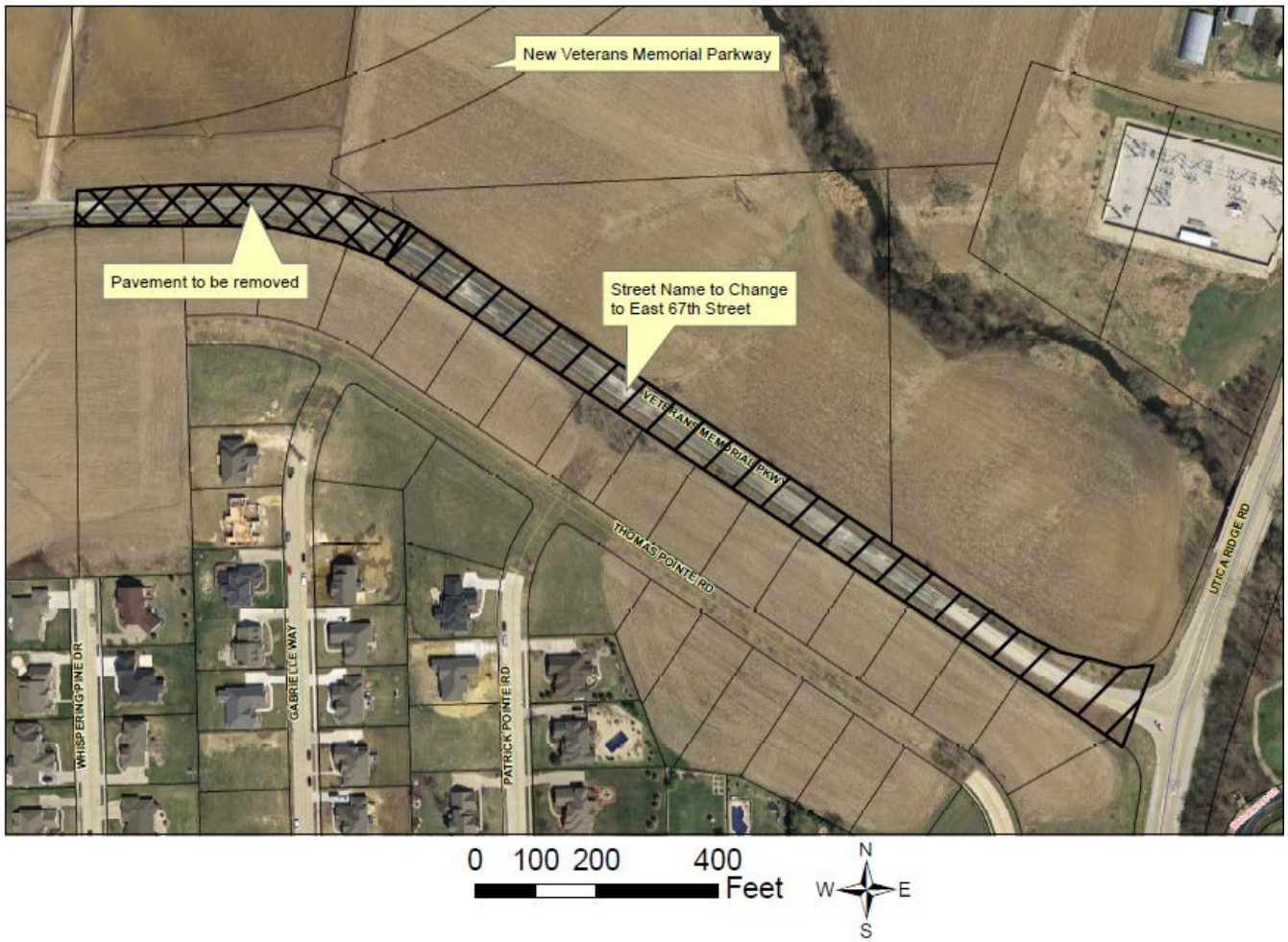
Recommendation:
No recommendation at this time

Introduction:
Request of the City of Davenport – Public Works Department to change the name of a portion of Veterans Memorial Parkway (old alignment) west of Utica Ridge Road abutting Walsh Pointe Third Addition to East 67th Court.

AREA CHARACTERISTICS:

Aerial Map




New Veterans Memorial Parkway
Pavement to be removed
Street Name to Change to East 67th Street
VETERANS MEMORIAL PKWY
THOMAS POINTE RD
UTICA RIDGE RD
WHISPERING PINE DR
GABRIELLE WAY
PATRICK POINTE RD
0 100 200 400
Feet
N
W
E
S

Forest Grove Rd
Logcon Spec Ops
Utica Creek
E 67th St
Veterans Memorial Pkwy
Google

Background:

City of Davenport

August 28, 2017

Plan and Zoning Commission
City Hall
Davenport, IA 52801

Plan and Zoning Commission:

With the extension of Veteran's Memorial Parkway, a new alignment of Forest Grove Drive was made and the current street was dead-ended with a cul-de-sac. The alignment of VMP/67th St. was also changed and the current 1,500 foot section that connected to Utica Ridge Road was dead-ended. To address the new VMP alignment and avoid confusion with previous sections, Public Works recommends the following:

1) The section of old Veteran's Memorial Parkway that dead-ends approximately 1,500 feet west of Utica Ridge be renamed to East 67th Court.
2) The newly built section of street that extends from Utica Ridge and connects to Bettendorf's Forest Grove Drive be named Forest Grove Drive.
3) The section of street from Utica Ridge running east, ending in a cul-de-sac, that was named Forrest Grove Drive/Forest Grove Drive/Forest Grove Road be renamed Forest Grove Court – to indicate the new terminus.

A map is attached that lays out the proposed changes.

A notice was sent to the seven (7) property owners currently living on Forest Grove Road/Forest Grove Drive/Forrest Grove Drive with one objection to the name change, stating the difficulty of changing legal paperwork and confusion that may result.

The current name of Forest Grove Drive is actually platted two different ways – Forest Grove Drive and Forrest Grove Drive and the original resolution states the name as Forest Grove Road. Changing it to Forest Grove Court will remedy the current confusion.

Please schedule the necessary action for the renaming of the three street sections.

Sincerely,

Nicole Gleason

Nicole Gleason,
Public Works Director

Public Input:
A public hearing is scheduled for Tuesday, September 19th and notices will be sent to the 20 owners of property within 200 feet of the portion of street subject to the change in name.

Discussion:

The alignment of Veterans Memorial Parkway (VMP) was establish in 2015 though discussion go back to at least 2006 when three alignments first proposed and discussed at public meetings. The Veterans Memorial Parkway (VMP) name was established in 2009 when 65th/67th Street from Brady Street to Utica Ridge Road was renamed. With the new alignment for VMP this segmwnt of will be renamed to East 67th Court. A section of pavement will be removed adjacent to the new alignment (pavement) of VMP.

Staff Recommendation

No recommendation is made at this time.

Prepared by:

Wayne Wille, CFM – Planner II
Community Planning Division

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn, 888-2286 **9/5/2017**

Subject:
Case No. F17-17: Final plat of Richard Pierce Second Subdivision, being a replat of Lot 1 of Richard Pierce Subdivision, located north of Telegraph Road and east of Vermont Avenue (405 N Vermont Ave) containing three (3) agricultural lots.

ATTACHMENTS:

Type	Description
Backup Material	F17-17 PR packet

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/31/2017 - 3:24 PM

City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

PLAN AND ZONING COMMISSION

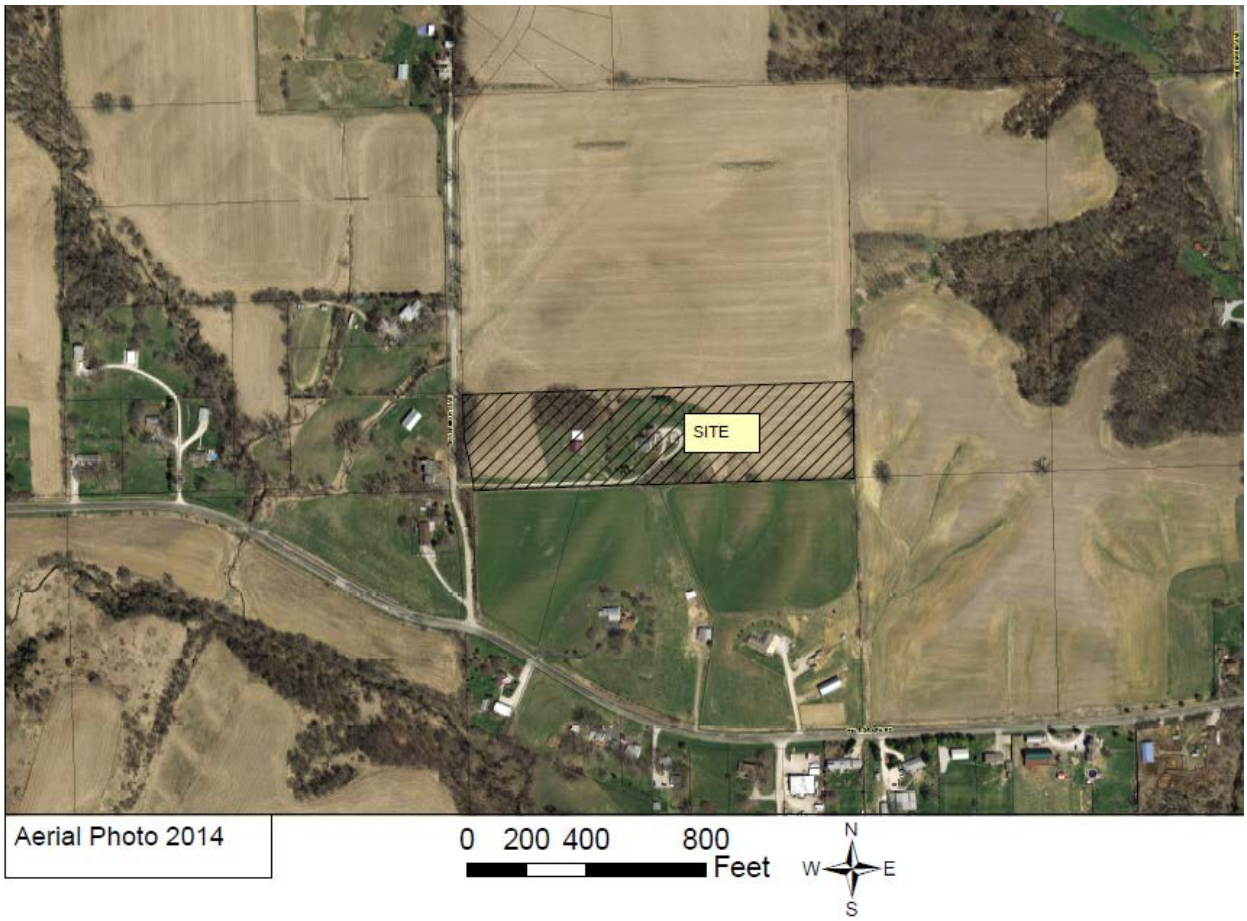
Preview Date: **September 05, 2017**
Request: **Final Plat Richard Pierce Second Subdivision**
Address: **405 N Vermont (N of Telegraph Rd & E of Vermont Ave)**
Case No.: **F17-17**
Applicant: **Richard Pierce**

INTRODUCTION

Request of Richard Pierce for a three (3) lot final plat on 9.64 acres, more or less, located north of Telegraph Road and east of Vermont Avenue (405 N Vermont Ave). The proposed addition replats one lot into three lots. The property is currently zoned "A-1" Agricultural District.

Recommendation: This is a preview report. No recommendation is made at this time.

Aerial Photo:



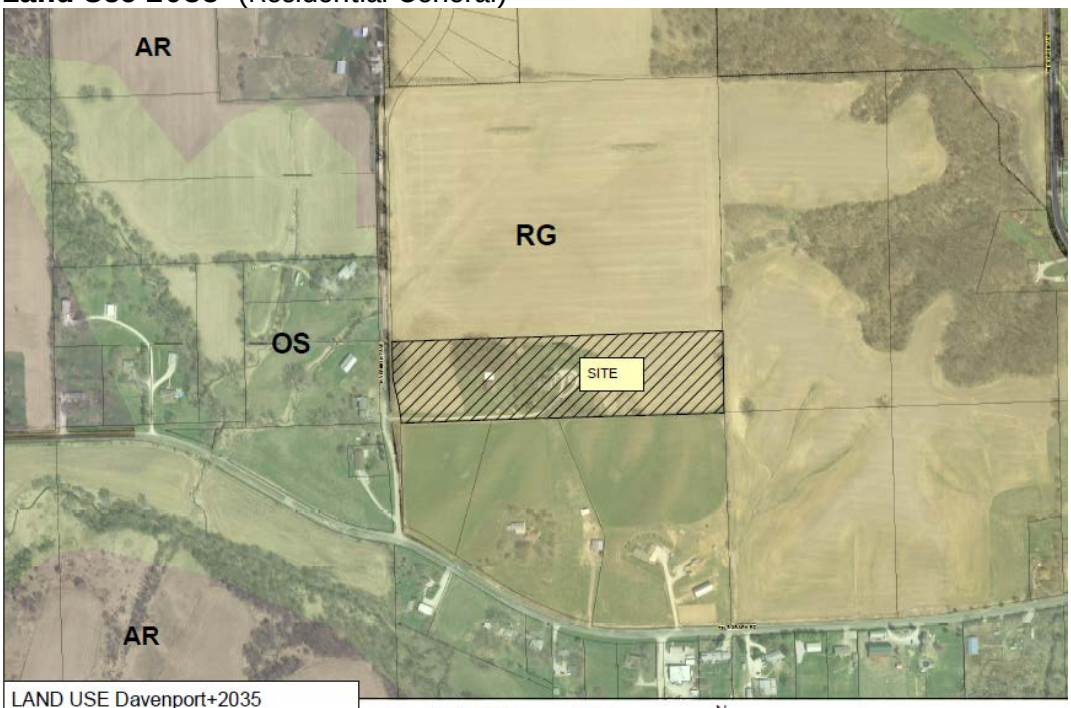
Zoning (R-4 Moderate Density Dwelling District)

ZONING
A-1 Agricultural
R-1 & R-2 Low Density Dwelling

0 200 400 800 Feet

N W E S

Land Use 2035 (Residential General)

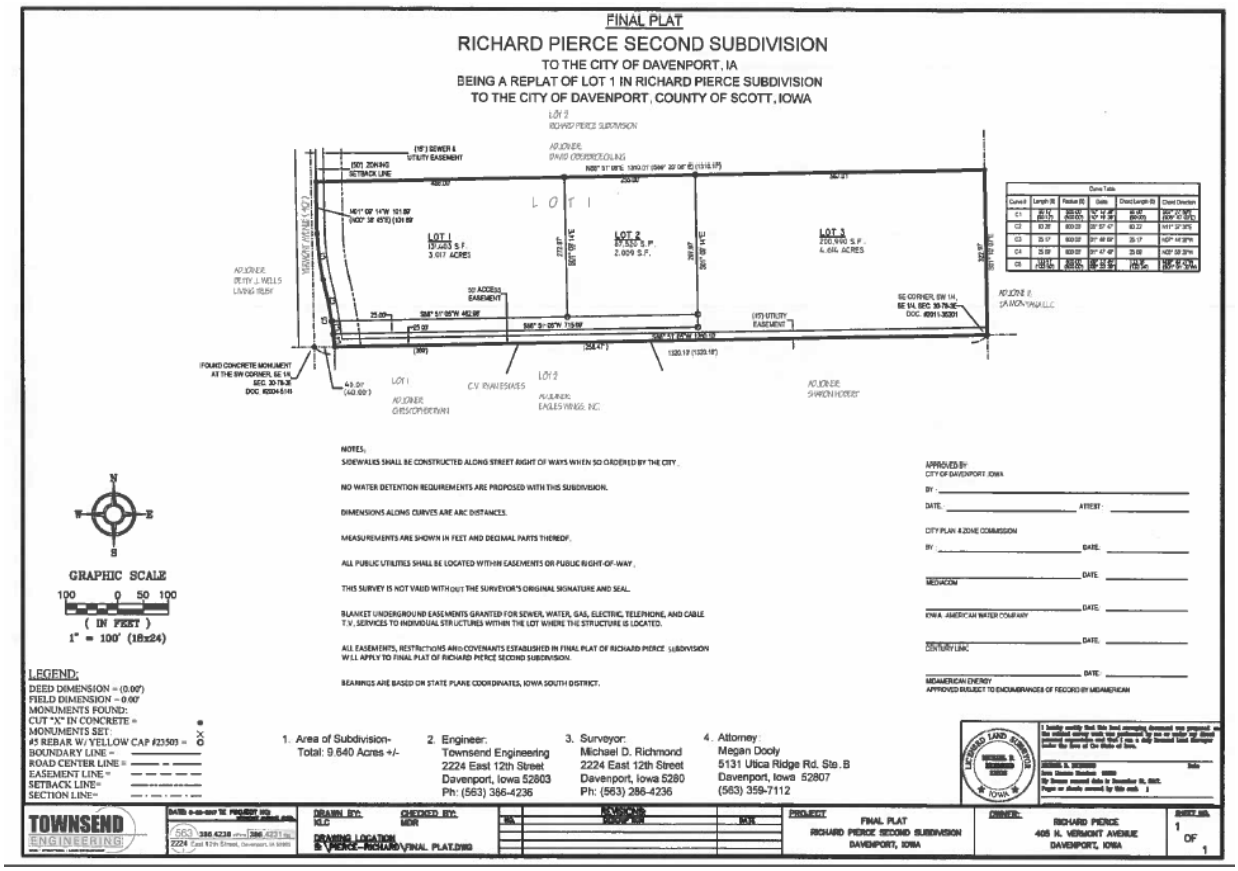


LAND USE Davenport+2035
RG Residential General
OS Opens Space/Public Land

0 200 400 800 Feet

N W E S

Plat



BACKGROUND

Comprehensive Plan:

Within Urban Service Area (+2035): Yes
Within Existing Service Area (2025): No
Proposed Land Use Designation: Residential General - RG

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant *Davenport 2025* Goals and Objectives:

1. Strengthen the existing built environment.

b. Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.

Technical Review:

Streets. No new public streets are proposed with this request. An access easement will serve the three pan-handle (flag) lots.

Storm Water. There is no existing stormwater infrastructure in the local street system, stormwater flow is overland.

Sanitary Sewer. There is no existing sanitary sewer infrastructure in the area. Individual homes are on septic systems.

Other Utilities. Otherd normal utility services are available.

Parks/Open Space. The proposed plat does not impact any existing or planned parks or public open spaces.

PUBLIC INPUT This is a subdivision plat. No notification is required.

DISCUSSION

The plat splits the property into three lots. The owner/developer currently resides on the property. The intent of the owner/developer is to eventually downsize and construct a smaller home along Vermont Avenue. The existing residence would be sold and may or may not be combined with the third lot. For new residences to be built rezoning will be required.

STAFF RECOMMENDATION

This is a preview report. No recommendation is made at this time.

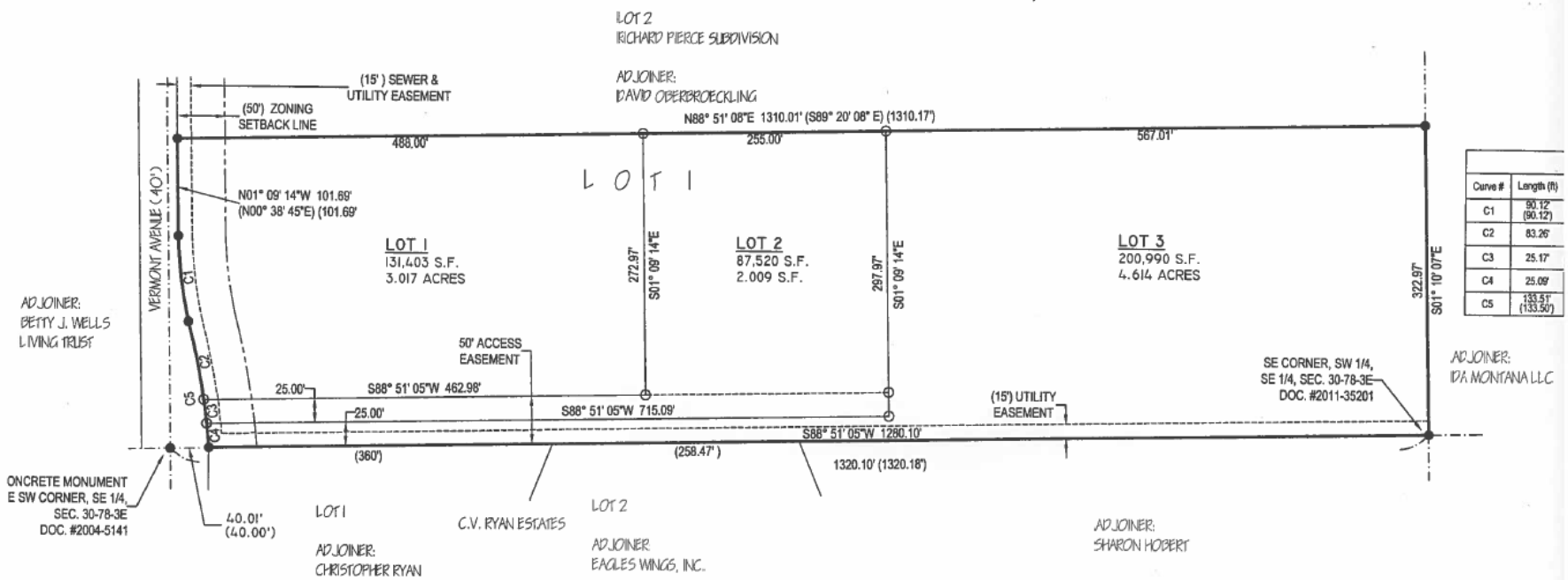
Prepared by:

Wayne Wille, CFM- Planner II
Community Planning Division

FINAL PLAT

RICHARD PIERCE SECOND SUBDIVISION

TO THE CITY OF DAVENPORT, IA
BEING A REPLAT OF LOT 1 IN RICHARD PIERCE SUBDIVISION
TO THE CITY OF DAVENPORT, COUNTY OF SCOTT, IOWA



Curve #	Length (ft)
C1	90.12' (90.12')
C2	83.26'
C3	25.17'
C4	25.09'
C5	133.51' (133.50')

NOTES:

SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET RIGHT OF WAYS WHEN SO ORDERED BY THE CITY.

NO WATER DETENTION REQUIREMENTS ARE PROPOSED WITH THIS SUBDIVISION.

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____

CITY PLAN & ZONE COMMISSION

BY: _____

CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)
SUBDIVISION REFERENCE FILE

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: Richard Pierce Second Subdivision

LOCATION: Part SE 1/4, Sec. 30-78-3E, 5th P.M.

DEVELOPER: Name:
Address:
Phone: FAX:
Mobile Phone: Email:

ENGINEER: Name: Townsendengineering
Address: 2224 E. 12th Str., Davenport, Ia 52803
Phone: 386-4236 FAX:
Mobile Phone: Email: Kevin@Townsendengineering.net

ATTORNEY: Name: Megan Dooly
Address: 5131 Utica Ridge Rd.
Phone: 359-7112 FAX:
Mobile Phone: Email:

OWNER: Name: Richard Pierce
Address: 405 N. Vermont Ave. Davenport, Ia
Phone: FAX:
Mobile Phone: (224) 392-7984 Email:

NUMBER OF LOTS: 3 ACRES:
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: N/A LINEAR FEET

Does the plat contain a drainage way or floodplain area: ____Yes ____No

Fee per Plat	Fee
Ten or fewer lots (< 10 lots)	$400 plus $25/lot
Eleven to twenty-five lots (≥ 11 lots ≤ 25 lots)	$700 plus $25/lot
More than twenty-five lots (> 25 lots)	$1,000 plus $25/lot
Reforestation fee (submit to Land Use Office Prior to City Council review)	$150 per 50 feet of lineal lot frontage

NOTE: THE PLAT WILL NOT BE PROCESSED UNTIL THE FEE AND COMPLETED REFERENCE FILE ARE RECEIVED BY THE PLANNING AND LAND DEVELOPMENT OFFICE.

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
9/5/2017

Subject:
Case No. ROW17-07: Request of the City of Davenport for the right-of-way vacation (abandonment) of 10,370 more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court.

Background:
There is no recommendation at this time.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/31/2017 - 4:18 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn, 888-2286 **8/15/2017**

Subject:
Time open for citizens wishing to address the Commission on matters not on the established agenda.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/28/2017 - 12:09 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Wayne Wille 326-6172 **9/5/2017**

Subject:
Information Only: Updated plan goals, local hazard scoring and revised action items for inclusion in the update to the Scott County Multi-Jurisdictional Hazard Mitigation Plan

ATTACHMENTS:

Type	Description
Backup Material	Goals, scoring & action items

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/31/2017 - 3:32 PM

Scott County Multi-Jurisdictional Hazard Mitigation Plan

Plan Goals Review

Action: Approve or amend

Five goals from the 2012 Plan are proposed to move to the 2017 Plan. These goals are as follows.

1. Protect human life and public health from the effects of hazards.
2. Minimize vulnerability of property within Scott County from the effects of hazards.
3. Minimize damage to critical facilities, infrastructure and other community assets from the effects of hazards.
4. Improve public communication, education, and awareness of hazards and their risks in Scott County.
5. Strengthen intergovernmental communication among jurisdictions within Scott County.

Scott County Multi-Jurisdictional Hazard Mitigation Plan

Natural Hazard Scoring

Action: Approve or amend Davenport's 2017 hazard scoring

Attached are the proposed Scott County hazard scoring for 2017 and Davenport's hazard scoring 2012 and 2017.

Scoring Methodology

- Probability: The likelihood of the hazard occurring, based on historic and projected likelihood in any given year.
- Magnitude/Severity: Assessment in terms of injuries/fatalities, personal property, and infrastructure. Also considered is the degree and extent of the hazard affect.
- Warning Time: Potential amount of warning before the hazard occurs.
- Duration: The time the hazard affects the area; including the event, clean-up and overall recovery.

Changes

The changes to the scoring between 2012 and 2017 are primarily in the perception of the events based on more extreme weather patterns, but also the ability to predict and event or (even if the prediction proves in error), and the recovery of the event based on development trends.

Hazard Scoring Methodology

Probability: Reflects the likelihood of the hazard occurring again in the future, considering both the historical occurrence of the hazard and the projected likelihood of the hazard occurring in any given year		
Score	**Description**	
1	Unlikely	Less than 10% probability in any given year (up to 1 in 10 chance of occurring). History of events is less than 10% likely or the event is unlikely, but there is a possibility of its occurrence.
2	Occasional	Between 10% and 20% probability in any given year (up to 1 in 5 chance of occurring), history of events is greater than 10% but less than 20% the event could possibly occur.
3	Likely	Between 20% and 33% probability in any given year (up to 1 in 3 chance of occurring), history of events is greater than 20% but less than 33% the event is likely to occur.
4	Highly Likely	More than 33% probability in any given year (event has a 1 in 1 chance of occurring), history of events is greater than 33% likely or the event is highly likely to occur.
Magnitude/Severity: Assessment of severity in terms of injuries and fatalities, personal property, and infrastructure, and the degree and extent with which the hazard affects the county		
Score	**Description**	
1	Negligible	Less than 10% of property severely damaged, shutdown of facilities and services for less than 24 hours, and/or injuries/illnesses treatable with first aid.
2	Limited	10% to 25% of property severely damaged, shutdown of facilities and services for more than a week, and/or injuries/illnesses that do not result in permanent disability.
3	Critical	25% to 50% of property severely damaged, shutdown of facilities and services for at least 2 weeks, and/or injuries/illnesses that result in permanent disability.
4	Catastrophic	More than 50% of property severely damaged, shutdown of facilities and services for more than 30 days , and/or multiple deaths.
Warning Time: Rating of the potential amount of warning time that is available before the hazard occurs		
Score	**Description**	
1	More than 24 hours warning time	
2	12 to 24 hours warning time	
3	6 to 12 hours warning time	
4	Minimal or no warning (up to 6 hours warning)	
Duration: A measure of the duration of time that the hazard will affect the state		
Score	**Description**	
1	Less than 6 hours	
2	Less than 1 day	
3	Less than 1 week	
4	More than 1 week	

2017 Scoring

EVENT	PROBABILITY	MAGNITUDE/ SEVERITY	WARNING TIME	DURATION	RISK
	Likelihood this will occur	*Possibility of death or injury, personal property, and infrastructure*	*Potential amount of warning time before hazard occurs*	*The duration of time that a hazard will affect the state*	*Weighted Score**
SCORE	*1 - Unlikely*	*1 - Negligible*	*1 - More than 24 hours*	*1 - Less than 6 hours*	*The higher the score the greater the risk*
	2 - Occasional	*2 - Limited*	*2 - 12 to 24 hours*	*2 - Less than 1 day*	
	3 - Likely	*3 - Critical*	*3 - 6 to 12 hours*	*3 - Less than 1 week*	
	4 - Highly Likely	*4 - Catastrophic*	*4 - Minimal or no warning (up to 6 hours)*	*4 - More than 1 week*	
Dams	1	2	1	4	**1.60**
Drought	1	1	1	4	**1.30**
Earthquake	1	2	4	4	**2.05**
Expansive Soils	1	1	4	3	**1.65**
Extereme Heat	2	2	1	3	**1.95**
Flash Flood	4	2	3	4	**3.25**
Grass and Wildland Fires	2	2	4	2	**2.30**
Hazardous Spills	3	1	4	2	**2.45**
Landslide/Sinkhole	1	1	4	3	**1.65**
Levee Failure	1	1	1	3	**1.20**
River Flood	3	2	1	4	**2.50**
Severe Winter Storm	4	1	1	3	**2.55**
Thunderstorm, Lighning, Hail	4	2	3	2	**3.05**
Tornado	2	4	4	1	**2.80**
Windstorm	3	2	4	1	**2.65**
AVERAGE SCORE	**2.20**	**1.73**	**2.67**	**2.87**	**0.00**

*The formula used for weighing the hazard scores is: (Probability x .45) + (Magnitude/Severity x .30) + (Warning Time x .15) + (Duration x .10) = Total Weight

2012 Hazard Mitigation Plan Scoring

EVENT	PROBABILITY	MAGNITUDE/ SEVERITY	WARNING TIME	DURATION	RISK
	Likelihood this will occur	*Possibility of death or injury, personal property, and infrastructure*	*Potential amount of warning time before hazard occurs*	*The duration of time that a hazard will affect the state*	*Weighted Score**
SCORE	*1 - Unlikely*	*1 - Negligible*	*1 - More than 24 hours*	*1 - Less than 6 hours*	*The higher the score the greater the risk*
	2 - Occasional	*2 - Limited*	*2 - 12 to 24 hours*	*2 - Less than 1 day*	
	3 - Likely	*3 - Critical*	*3 - 6 to 12 hours*	*3 - Less than 1 week*	
	4 - Highly Likely	*4 - Catastrophic*	*4 - Minimal or no warning (up to 6 hours)*	*4 - More than 1 week*	
Dams	1	1	3	1	**1.30**
Drought	1	1	1	4	**1.30**
Earthquake	2	1	4	4	**2.20**
Expansive Soils	1	1	1	3	**1.20**
Extereme Heat	2	2	1	3	**1.95**
Flash Flood	3	2	4	2	**2.75**
Grass and Wildland Fires	1	1	4	2	**1.55**
Hazardous Spills					**0.00**
Landslide/Sinkhole	1	1	3	4	**1.60**
Levee Failure	1	1	1	3	**1.20**
River Flood	3	3	1	4	**2.80**
Severe Winter Storm	4	1	1	3	**2.55**
Thunderstorm, Lighning, Hail	4	1	3	1	**2.65**
Tornado	2	3	4	1	**2.50**
Windstorm	3	2	4	1	**2.65**
AVERAGE SCORE	**1.93**	**1.40**	**2.33**	**2.40**	**0.00**

*The formula used for weighing the hazard scores is:(Probability x .45) + (Magnitude/Severity x .30) + (Warning Time x .15) + (Duration x .10) = Total Weighted Score

Scott County Multi-Jurisdictional Hazard Mitigation Plan

Action Items

Action: Approve or amend

Action items have been amended to reflect changing priorities, conformance with other City initiatives and programs, and the combining of similar activities.

Included in this review are:

- the 2012 action items and the noted status of the activity, and
- the revised 2017 action items

2017 Actions (as revised from 2012)									
Action ID	Action	Goal	Objec-tive	Hazard(s) Addressed	Mitigation Measure(s)	Responsible Entity(ies) Department		Comments	Related to 2012 Actions
1	Maintain and enhance City procedures for communicating flood, weather and transportation related warnings and advisories when risk to people and property are possible, probable or imminent.	1	6	All	ES	PIO, PD, PW		Combines all emergency communication efforts	1.1, 1.8, 1.9 & 4.3
2	Maintain, continue to enhance/implement public education/outreach programs with respect to hazards. Develop and implement a Program for Public Information based on the CRS	4	3	All	PE	PIO, CEPD, PW		Combines & coordinates all outreach efforts, activities and programs	1.6, 1.8, 1.9, 4.1, 4.2 & 4.3
3	Continue program compliance for NFIP, CRS (upgrade CRS class), StormReady Community, Weather Ready Nation Abassador and STAR Community programs, among others.	2	3	All	PE	PIO, CEPD, PW, FIRE		Combines programs and departmental certification	1.3
4	Support/partner with Scott County efforts to establish a Safeguard Iowa chapter	4	3	All	PM, PE	PW, CPED, PIO		Targets businesses to strengthen the capacity to prevent, prepare for, respond to, and recover from disasters through public-private collaboration	1.7
5	Fund flood & other mitigation programs either as cost share for grants or full funding (Flood Acquisition Program FAP), for buyout/demolition, elevation, floodproofing actions and safe room construction.	1	2	Flood	PP	CPED, FIN		Expands existing FAP funding for other grant opportunities	1.1, 1.2, 2.3 & 3.1
6	Conduct & document inspections and M&O activities for Garden Addition levee and IA-American floodwall projects	1	5	Flood	SP	PW		New activities; with completion of the Blackhawk Creek berm upgrade and the IA-Am flood wall maintenance is required	1.4 & 1.5
7	Identify and map at risk/vulnerable populations based on age, disability and income. Target outreach to groups.	4	3	All	PE, ES	CPED		Collects data for use in programs, grants and disaster services and aids in critical facility identification	1.6, 1.10, 3.5 & 4.1
8	Continue DFD HAZMAT program	1	6	Hazardous spills	ES	FIRE		Continuation of existing program	1.11
9	Participate in and engage stakeholders in periodic maintenance and exercises of the Davenport/Scott County Local Energy Assurance Plan	5	1	Energy Failure	PE, ES	PW		Coordinates utility & business efforts	3.3 & 5.2
10	Maintain and enhance all relevant hazard mitigation, preparedness and response GIS data and services(up-to-date and ready for use) including but not limited to: asset and infrastructure detail, flood risk data, HAZUS – MH (multihazard), US National Grid and locally defined map grid services, IDNR watershed details, and most recent land contour data received during aerial photography. (2.2 DPW - ES)	4	1	All	PM	PW, CPED		Coordinates the collection of necessary data/information to support all mitigation and grant activities	2.2
11	Develop and maintain resource inventories of equipment type and personnel credentials/certifications for use during disasters	4	1	All	PM, ES	PW		Assures adequate availability of equipment and personnel for disater response	New
12	Develop resiliency plans (post disaster recovery planning) by utilizing data from past and continued participation in the Notre Dame Global Adaptation Initiative, ND-Gain Urban Adaptation Assessment and STAR Community programs	4	1	All	PM, PE	PW, CPED		Forward looking, pre-planning; aids in disaster recovery by supporting mitigation actions during disaster recovery	New
13	Continue to maintain and implement a comprehensive Stormwater Management and Floodplain Management Plans which address the regulations, policies, procedures, inspection, maintenance and Capital Improvement planning and prioritization of natural and built surface water infrastructure, including but not limited to: streams and streambanks; detention, retention and infiltration practices; levee system; and structural and non-structural flood control measures, structures and systems.	2	1	Flood	PM, PE	PW, CPED		Keep planning, policy and procedures documents up to date; facilitates department accredidation efforts and program compliance	1.4, 1.5, 2.4 & 3.2
14	Develop and implement public and private stream buffer regulations, policies and procedures and include in revisions to Subdivision and Flood Damage Prevention ordinances	2	1	Flood	NR	PW, CPED		Updates policies, procedures and ordinance documents; builds cross coordination of compliance, inspection and enforcement	2.4, 3.1, 3.2 & 3.4
15	Inspect and evaluate private stream/streambank conditions not previously inspected as funding is available and continue regular creek inspection and bank stabilization programs.	2	4	Flood	NR	PW		Builds upon Wenck creek assess-ment study and helps establish CIP priorities.	2.4, 3.1 & 3.2
16	Develop for future implementation a residential infiltration program to mitigate the effects of increased impervious surface/build-out.	2	4	Flood	PM, NR	PW		New policy/program; expands upon NRCS and other assistance programs.	2.4
17	Adpot e-Plan review for ensuring accountability, consistency or review and application of codes for all buildings and land improvement assuring enforcement of all codes	1	2	All	PP	CPED, IT		New policy/program: Coordinancte site and construction reviews and response to developer/builder	New
18	Fund and implement approved river front flood mitigation mesures as identified in RiverVision, Riverfron Conceptual Development Plan and the Davenport Flood Mitigation Study	3	5	Flood	PP, PE, SP	CPED, PW, FIN		Continues riverfront enhancement and protection activities	New Incorporates 1.2 & 1.7
19	Participate in developing flood innundation mapping resources with the Iowa flood Center when opportunity is identified	5	3	Flood	PE	PW		Updates flood maps, adds risk information	2.2 & 3.1
20	Develop and conduct periodic risk and vulnerability assessments of critical facilities for corrective action that reduces or eliminates risk or vulnerability	3	3	All	PM, PP, PE, ES	PW, FIN (RM)		Adds risk management to mix	1.6, 1.7 & 4.3
21	Maintain, train/exercise and enhance the City's Flood Plan and associated resources	4	3	Flood	PM, PP, ES	PW		Establishes policy for training	3.5
22	Maintain, train/exercise and enhance the City's Debris Management Plan and associated resources	4	6	All	PM, ES	PW		Establishes policy for training	3.3 & 3.5
23	Maintain, train/exercise and enhance the City's Snow and Ice Control Plan and associated resources	4	6	Winter Storm	PM, ES	PW		Establishes policy for training	3.3 & 3.5
24	Maintan/update disease and pest management plans for City's Urban Forest Reduce hazards of dead/dying trees; grow tree canopy; reduce heat islands	1	2	Heat Flood	PM, PP	PW		New activity; proactive policy	New

Goals

1 Protect Human life & public health from the effects of hazards
2 Minimize vulnerability of property within Scott County from the effects of hazards
3 Minimize damage to critical facilities, infrastructure, and other community assets from the effects of hazards
4 Improve public communication, education and awareness of hazards and their risks in Scott County
5 Strengthen intergovernmental communication amoung jurisdictions within Scott County

Objectives & (Mitigation Measures)

1 Develop and implement government administrative or regulatory actions or processes to influence the way land and buildings are developed and built (Preventive Measure - PM)
2 Protect buildings & structures from hazards by modifying or removing them from hazard areas (Property Protection - PP)
3 Inform and educate citizens, elected officials, and proerty owners about hazards and ways of mitigating (Public Education and Awareness - PE)
4 Preserve or restore functions of natural systems while minimizing hazard losses (Natural Resource Protection - NR)
5 Construct and maintain structural projects to reduce or redirect the impact of hazards away from at-risk populations and facilities (Structural Projects - SP)
6 Protect people and property during and after a disaster event in order to minimize its impact and preserve community health abd safety (Emergency Services - ES)

2012 Actions with Status

C=Completed IN=Incomplete O/C=Ongoing part of a continuous cycle O/P Ongoing in progress or development R=Remove

Action ID	Goals	Objectives	Action Strategy	Action Measures	Hazards Addressed	Status
Davenport						
1.1	1	6	Fund and expand Duck Creek early warning system	ES	River Flood, Flash Flood	O/P
1.2	1, 2	2, 3	Investigate funding sources and programs for commercial and industrial hazard mitigation (flood proofing)	PP, PE	River Flood, Flash Flood	O/C
1.3	1, 2, 4	1, 3, 4	Continue NFIP and CRS compliance	PM, PE, NR	River Flood	O/C
1.4	1, 3	5	Improve Garden Addition levee system	SP	River Flood, Levee Failure	C
1.5	1, 3	5	Complete Iowa American flood control project	SP	River Flood	C
1.6	1, 4	1, 6	Work with social agencies to identify at risk/vulnerable populations	PM, ES	All Hazards	IN
1.7	1, 4	2, 3	Review mitigation options and hazard plans with vulnerable businesses	PP, PE	All Hazards	IN
1.8	1, 4	6, 3	Enhance communication regarding emergency road closures	ES, PE	River Flood, Flash Flood, Windstorm, Severe Winter Storm, Highway Transportation Incident, Structural Fire, Fixed Hazardous Materials Incident, Transportation of Hazardous Materials Incident	O/C
1.9	1, 4	6, 3	Enhance communication regarding weather/hazard emergencies	ES, PE	All Hazards	O/C
1.1	1, 5	3, 6	Coordinate with other agencies regarding hazard threats and response assistance	PE, ES	All Hazards	O/C
1.11	1, 5	6	Continue HAZMAT program	ES	Fixed Hazardous Materials Incident, Transportation of Hazardous Materials Incident	O/C
2.1	2	1, 2, 3	Review, enhance and enforce all City codes with respect to all hazards	PM, PP, PE	All Hazards	O/P
2.2	2	1, 3, 4	Enhance GIS use in identifying property subject to hazards	PM, PE, NR	All Hazards	O/P
2.3	2	1, 5	Continue/expand City Flood Acquisition Program	PM, SP	River Flood	O/C
2.4	2,3	1, 2	Revise City codes regarding enhanced floodplain and stormwater regulations	PM, PP	River Flood, Flash Flood	O/P
2.5	2, 4	1, 5	Review transportation routes for conflicts, hazard and warning notifications potentials	PM, SP	All Hazards	O/C
3.1	3	1, 4	Pursue USACE funding for technical studies (creeks & rivers)	PM, NR	River Flood, Flash Flood	O/C
3.2	3	4, 5	Continue/enhance creek inspection and stabilization programs	NR, SP	River Flood, Flash Flood	O/P
3.4	3, 5	3, 4	Partner with other agencies on stormwater and flood mitigation demonstation projects	PE, NR	River Flood, Flash Flood	O/P
3.5	3, 5	6	Scenario plan/practice for disaster/hazard response	ES	All Hazards	O/C
4.1	4	3	Review/enhance public education with respect to all hazards	PE	All Hazards	O/C
4.2	4	6, 3	Review/update process for notifying of warnings, shelters and recovery assistance	ES, PE	All Hazards	IN
4.3	4, 5	3, 6	Enhance emergency communications to critical facilities	PE, ES	All Hazards	O/P
5.1	5	6	Review/update and coordinate emergency response plans	ES	All Hazards	O/P
5.2	5	6	Review/enhance redundant/back-up communication options	ES	All Hazards	O/P
5.3	5	6	Improve damage assessment process	ES	All Hazards	IN
3.3	3	6	Partner with MidAmerican Energy regarding prioritizing street clearing for power restoration	ES	Energy Failure	O/P

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn, 888-2286 **8/15/2017**

Subject:

- Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.
- Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.
- A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.

Next Public Hearing/Regular Plan & Zoning Meeting:
Monday, September 19, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/28/2017 - 12:10 PM